

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

September 15, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Michael Westheimer – District 1	David Christian – District 7
Barbara Hawkins – District 2	Billy J. Tiller – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

1. **12:45 PM - Tobin Room** – Work Session on related items, briefing on West Avenue Comprehensive Rezoning, discussion of policies and administrative procedures and any items for consideration on the agenda for September 15, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of September 1, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2009119:** A request for a change in zoning from “MF-33” Multi-Family District to “NC IDZ” Neighborhood Commercial Infill Development Zone Overlay on Lot 281, NCB 6185, 110 Pendleton. (Council District 5)
7. **ZONING CASE NUMBER Z2009124 CD S:** A request for a change in zoning from “I-2” Heavy Industrial District , “I-1” General Industrial District, “C-3” General Commercial District, “C-3 R” General Commercial Restrictive Alcoholic Sales District, “C-3NA” General Commercial Nonalcoholic Sales District, “O-2” High-Rise Office District, “C-2” Commercial District, “C-2NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Auto Repair and “C-1” Light Commercial District to “L” Light Industrial District, “C-2” Commercial District, “C-2 P” Commercial Pedestrian District, “C-2 CD” Commercial District with a Conditional Use for Auto Repair, “C-2 CD” Commercial District with a Conditional Use for a Bar/Tavern, “C-2 CD” Commercial District with a Conditional Use for a Nightclub, “C-2 CD” Commercial District with a Conditional Use for an Office Warehouse, “C-2 P CD” Commercial Pedestrian District with a Conditional Use for Tire Repair and Muffler Sales and Installation, “C-2 P CD” Commercial Pedestrian District with a Conditional Use for a Large Scale Printer, “C-2 P CD” Commercial Pedestrian District with a Conditional Use for a Construction Trades Contractor, “C-2 P CD” Commercial Pedestrian District with a Conditional Use for Auto Repair, “C-2 P CD” Commercial Pedestrian District with a Conditional Use for Auto Sales, “C-2 P CD” Commercial Pedestrian District with a Conditional Use for Auto Paint and Body, “C-2 P CD” Commercial Pedestrian

District with a Conditional Use for a Mini Warehouse/Self-Storage, “C-1” Light Commercial District, “C-1 S” Light Commercial District with a Specific Use Authorization for a Non-Commercial Parking Lot, “C-1 CD” Light Commercial District with a Conditional Use for Auto Sales, “C-1 CD” Light Commercial District with a Conditional Use for a Tattoo Parlor/Studio, “C-1 CD” Light Commercial District with a Conditional Use for a Convenience Store with Gasoline, “C-1 CD” Light Commercial District with a Conditional Use for Auto Repair, “C-1 CD” Light Commercial District with a Conditional Use for a Car Wash, “C-1 CD” Light Commercial District with a Conditional Use for Tire Repair, “O-1” Office District, “NC” Neighborhood Commercial District, “MF-40” Multi-Family District, “MF-25” Low Density Multi-Family District, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for a Day Care, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on multiple properties generally located along West Avenue (approximately within 750 feet of the centerline of West Avenue), bound by Jackson-Keller Road to the north and Interstate Highway 10 (IH-10) to the south. (Council District 1)

8. **ZONING CASE NUMBER Z2009127:** A request for a change in zoning from “R-6 NCD-5” Residential Single Family Beacon Hill Area Neighborhood Conservation District to “C-2NA IDZ NCD-5” Commercial Nonalcoholic Sales Infill Development Zone Overlay Beacon Hill Area Neighborhood Conservation District on 0.273 of an acre out of Lot 9, Lot 10 and Lot 11, Block 7, NCB 1995, 731 Fredericksburg Road. (Council District 1)

9. **ZONING CASE NUMBER Z2009134:** A request for a change in zoning from “C-2” Commercial District, “C-3” General Commercial District, “C-3 RIO-4” General Commercial River Improvement Overlay District-4, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3NA RIO-4” General Commercial Nonalcoholic Sales River Improvement Overlay District-4, “C-3R” General Commercial Restrictive Alcohol Sales District, “H C-2 RIO-5” Commercial Mission Historic River Improvement Overlay District-5, “H C-3” General Commercial Mission Historic District, “H C-3 CD RIO-5” General Commercial Mission Historic River Improvement Overlay District-5 with a Conditional Use for On Premise Consumption of Alcoholic Beverages, “H C-3 RIO-5” General Commercial Mission Historic River Improvement Overlay District-5, “H C-3NA” General Commercial Nonalcoholic Sales Mission Historic District, “H C-3NA CD” General Commercial Nonalcoholic Sales Mission Historic District with a Conditional Use for a Packing Plant, “H C-3NA CD RIO-5” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5 with a Conditional Use for a Wholesale Food Distributor, “H C-3NA RIO-4” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4, “H C-3NA RIO-5” General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, “H C-3R” General Commercial Restrictive Alcohol Sales Mission Historic District, “H C-3R RIO-5” General Commercial Restrictive Alcohol Sales Mission Historic District River Improvement Overlay District-5, “H I-1” General Industrial Mission Historic District, “H MF-33 RIO-5” Multi-Family Mission Historic River Improvement Overlay District-5, “H O-2 RIO-5” Office Mission Historic River Improvement Overlay District-5, “H R-4” Residential Single Family Mission Historic District, “H R-5” Residential Single Family Mission Historic District, “I-1” General Industrial District, “HS I-1 RIO-4” Historic Significant General Industrial River Improvement Overlay District-4, “I-1 RIO-4” General Industrial River Improvement Overlay District-4, “O-2 RIO-4” Office River Improvement Overlay District-4, “R-4 RIO-4” Residential Single Family River Improvement Overlay District-4 to “C-1” Light Commercial District, “HS C-2 RIO-4” Historic Significant Commercial River Improvement Overlay District-4, “C-2 RIO-4” Commercial River Improvement Overlay District-4, “C-2” Commercial District, “H C-2NA RIO-4” Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4, “C-2NA RIO-4” Commercial Nonalcoholic Sales River Improvement Overlay District-4, “C-2NA” Commercial Nonalcoholic Sales District, “H C-1” Light Commercial Mission Historic District, “H C-2NA” Commercial Nonalcoholic Sales Mission Historic District, “H C-2 RIO-5” Commercial Mission Historic

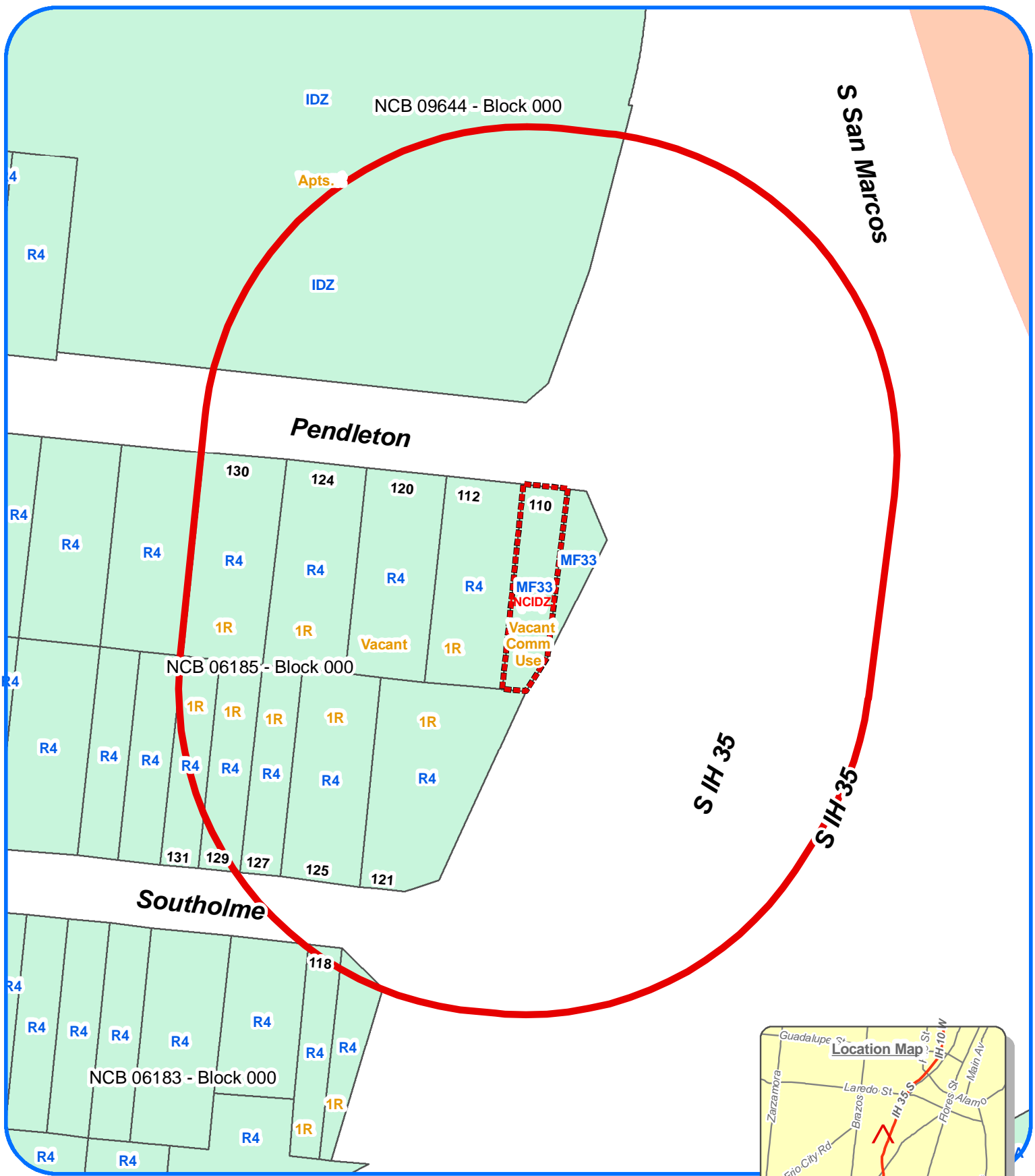
River Improvement Overlay District-5, “H C-2” Commercial Mission Historic District, “H C-2NA RIO-5” Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, “H C-3” General Commercial Mission Historic District, “H IDZ” Infill Development Mission Historic District with uses permitted in “MF-33” Multi-Family and “C-2” Commercial Districts, “H MF-33 RIO-5” Multi-Family Mission Historic River Improvement Overlay District-5, “H MF-33” Multi-Family Mission Historic District, “H O-1 RIO-5” Office Mission Historic River Improvement Overlay District-5, “H R-6 RIO-4” Residential Single Family Mission Historic River Improvement Overlay District-4, “H R-6 RIO-5” Residential Single Family Mission Historic River Improvement Overlay District-5, “MF-18 RIO-4” Multi-Family River Improvement Overlay District-4, “MF-25” Multi-Family District, “MF-33 RIO-4” Multi-Family River Improvement Overlay District-4, “MF-33” Multi-Family District, “O-1 RIO-4” Office River Improvement Overlay District-4, “R-4 RIO-4” Residential Single Family River Improvement Overlay District-4, “R-6” Residential Single Family District, “R-6 RIO-4” Residential Single Family River Improvement Overlay District-4 on multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410 and remaining portions of said property located outside of said distance from Roosevelt Avenue on multiple addresses. (Council District 3 and 5)

10. **ZONING CASE NUMBER Z2009135:** A request for a change in zoning from multiple zoning districts to multiple zoning districts to adopt the Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1) on multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410, multiple addresses. (Council District 3 and 5)
11. **ZONING CASE NUMBER Z2009139:** A request for a change in zoning from “C-2” Commercial District and “C-3R” Commercial Restrictive Alcohol Sales District to “C-2” Commercial District on 2.737 acres out of NCB 15910, 9902 Potranco Road. (Council District 4)
12. **ZONING CASE NUMBER Z2009140:** A request for a change in zoning from “R-4” Residential Single-Family District to “C-2” Commercial District on Lot 5, Block 69, NCB 3667, 323 Northwest 24th Street. (Council District 5)
13. **ZONING CASE NUMBER Z2009141:** A request for a change in zoning from “R-6” Residential Single Family District to “MF-25” Multi Family District on 4.990 acres out of Lot 21, Block 8, NCB 15417, Southside of Bertetti Drive between Tomar Drive and Tarasco Drive. (Council District 4)
14. **ZONING CASE NUMBER Z2009148 S:** A request for a change in zoning from “C-2” Commercial District to “C-2 S” Commercial District with a Specific Use Authorization for a Private University or College on 5.926 acres out of NCB 14939 (Per Deed Volume 14010 Page 1280-1282), 10000 IH 10 West. (Council District 8)
15. Director’s Report – No issue to report.
16. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

17. ADJOURNMENT

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z2009119

Council District 5

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 06185 - Block 000 - Lot 281

Legend

- Subject Property (0.0717 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(06/26/2009 - E Hart)

CASE NO: Z2009119

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Zoning Commission continuance (Applicant's Request) from July 21, 2009. Postponed by the applicant on August 24, 2009.

Council District: 5

Ferguson Map: 616 C8

Applicant Name:

Owner Name:

Alton & Betty Wagner Hansen Trust

Alton & Betty Wagner Hansen Trust

Zoning Request: From "MF-33" Multi-Family District to "NC IDZ" Neighborhood Commercial Infill Development Zone Overlay.

Property Location: Lot 281, NCB 6185

110 Pendleton

Southwest corner of the intersection of Pendleton and IH 35 South

Proposal: To allow a convenience store.

Neigh. Assoc. Collin Gardens Neighborhood Association

Neigh. Plan Nogalitos/South Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval pending plan amendment

The subject property is located on the southwest corner of Pendleton and IH 35 South. The subject property is 0.0717 of an acre and is occupied by a vacant commercial building that measures approximately 1000 square feet and was constructed in 1950. The property is adjacent to R-4 zoning to the west and south and IDZ zoning to the north. The surrounding land uses consist of single-family residential dwellings to the west and south, apartments to the north and IH 35 South to the east.

The applicant is requesting a zoning change to allow a convenience store. The future land use designation for the subject property is Medium Density Residential however, the applicant is requesting a plan amendment to the Neighborhood Commercial land use designation. This plan amendment would be required in order to rezone the subject property to NC Neighborhood Commercial District. The applicant submitted the plan amendment and the requested Neighborhood Commercial designation was recommended for approval at the August 12, 2009 Planning Commission meeting.

The NC District is appropriate at this location. The proposed use is relatively small in scale and would serve residents and pedestrians in the residential neighborhood. Further, building size limitations would restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood. Staff finds the request for IDZ zoning to be appropriate at this location because it would encourage the adaptive reuse of the existing vacant structure, would provide the property owner the flexibility to undertake renovation on this property, and bring the non-conforming structure into compliance with the current development standards. The property's location and structure are not suited to the existing residential zoning district. Establishing a new business on the subject property without the IDZ overlay would be difficult due to the lack of parking and the existing layout of the property.

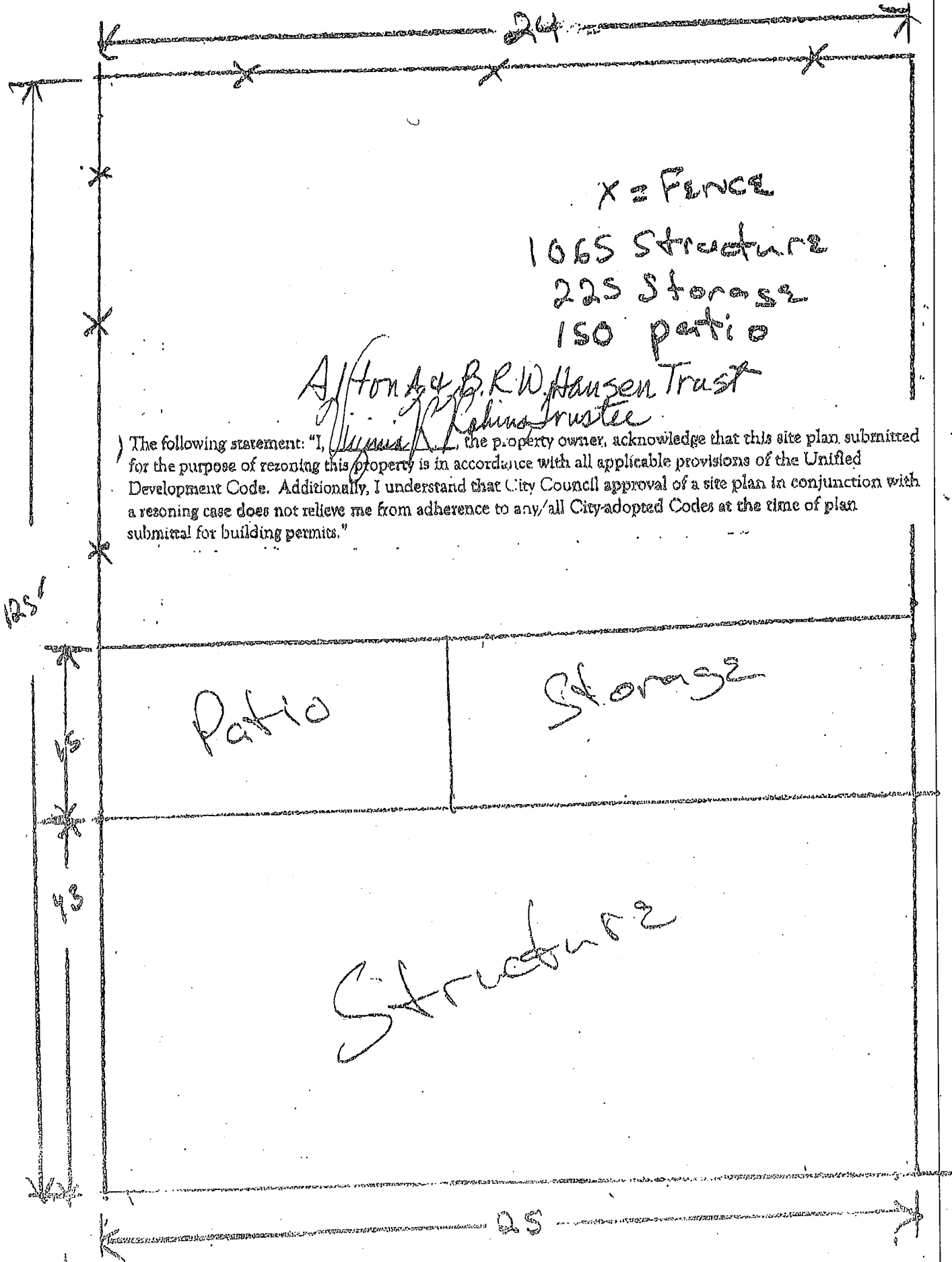
The Infill Development Zone district provides flexible standards for the development and reuse of underutilized parcels. This zoning district is intended to facilitate development on vacant, bypassed lands, or the

CASE NO: Z2009119

Final Staff Recommendation - Zoning Commission

redevelopment of underutilized buildings or structures, within existing built up areas by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

CASE MANAGER : Brenda Valadez 207-7945



Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009119

Existing Zoning: MF-33

Requested Zoning: NC IDZ

Registered Neighborhood Association(s): Collins Garden

Neighborhood/Community/Perimeter Plan: Nogalitos/S. Zarzamora Community Plan

Future Land Use for the site: Medium Density Residential

Analysis:

The subject property is currently classified as Medium Density Residential in the Nogalitos/S. Zarzamora Community Plan. Medium Density Residential includes all uses in the Low Density Residential category, such as single-family residential dwellings, as well as duplexes, triplexes, townhomes, and zero-lot line configurations. The community plan recommends that Medium Density Uses be located along residential roads or collector streets.

The applicant has submitted a plan amendment application to change the Future Land Use designation to Neighborhood Commercial. The proposed Neighborhood Commercial land use provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5,000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. No drive-through establishments are permitted. Examples of uses include small insurance or doctor's office, bakery, small restaurant, convenience store without gas pumps, copy service, veterinary office, bank without drive-through, gift shops, social services, and a cafe.

The plan amendment, 09018, to change the future land use designation from Medium Density Residential to Neighborhood Commercial was heard by the Planning Commission on August 12, 2009. The Planning Commission and staff recommend approval. The case is scheduled to be heard by City Council on October 1, 2009.

Other Comments:

The subject parcel has historically been a commercial property providing neighborhood services. The Office of Historic Preservation found a listing and advertisements for the Southern Bakery with the address of 110 Pendleton as early as 1927. The structure is listed by the Bexar County Appraisal District as being constructed in 1950 as a commercial property. The property was zoned to MF-33 in the 2001 zoning conversion from the 1938 zoning district C. Some of the uses allowed in the C district included all types of residential uses including apartments, offices, clubs, group daycare, hospitals, and clinics. Master Plan Policy 2b states, "Actively encourage preservation and renovation as a first priority whenever possible."

Additionally, the Nogalitos/ S. Zarzamora Community Plan Objective 3.1 states, "Attract and support a variety of businesses in a walkable, mixed-use environment." The proposed commercial use of the property will satisfy this objective by providing a commercial service to the neighborhood that is within walking distance from the neighboring single-family residences and the multifamily residences under construction. Sidewalks in the vicinity permit customers to safely walk to the property. The proposed commercial use of the property will appeal mostly to pedestrian traffic thus not producing much traffic.

Furthermore, staff and the applicant are aware that it will be difficult to meet parking requirements on site. Therefore the IDZ overlay is recommended. If additional parking is required for the commercial operation, the applicant is also recommended to seek a shared parking agreement with the neighboring multifamily establishment to the north or seek a zoning change to allow for parking on neighboring vacant property.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing.

03/28/2008

Neighborhood and Urban Design Division Zoning Case Review

Staff Recommendation:

☒ Approval pending plan amendment

☐ Denial

☐ Alternate Recommendation:

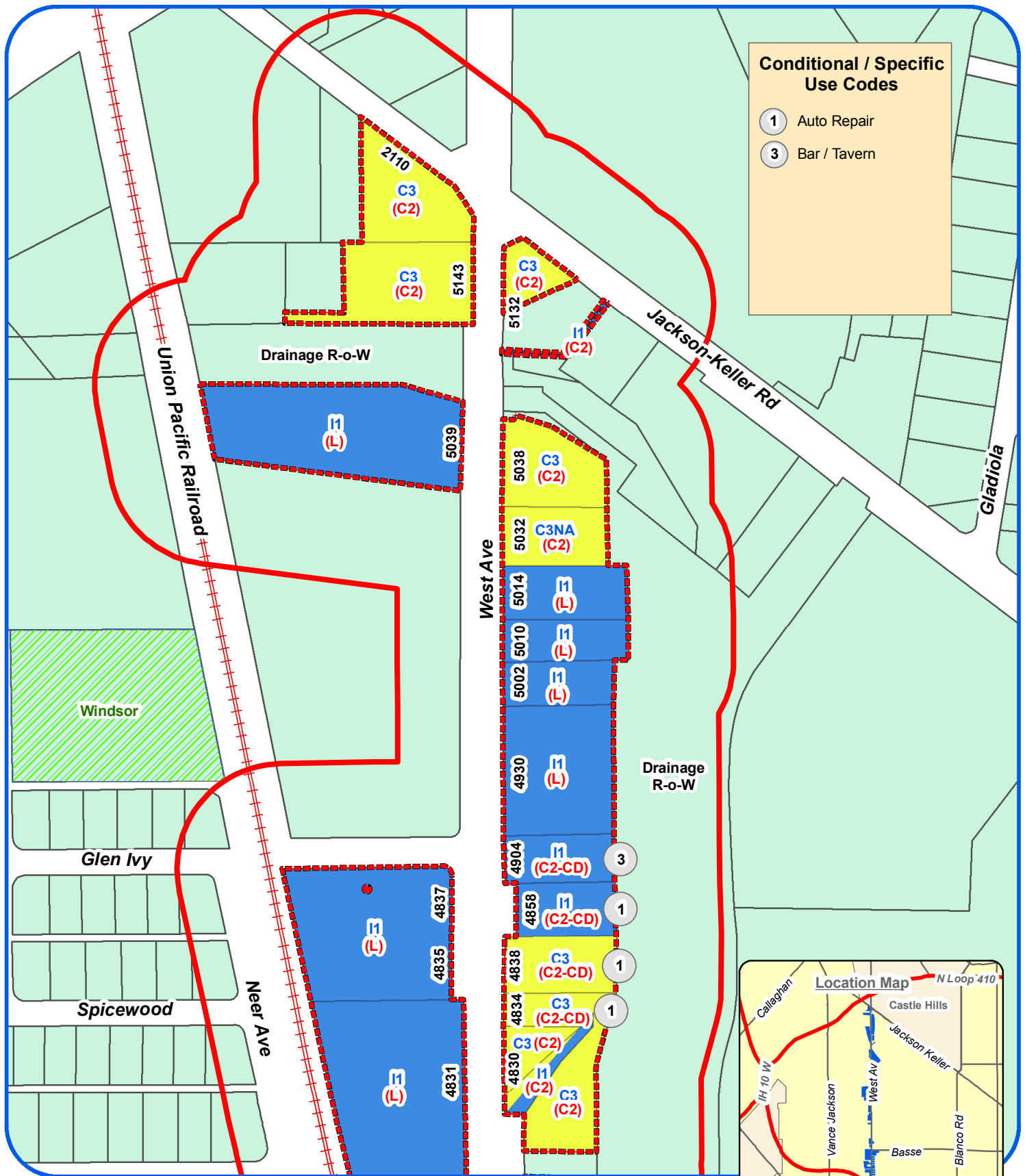
Reviewer: Rebecca Paskos

Title: Senior Planner

Date: 09/01/2009

Manager Review: Nina Nixon-Mendez

Date: 09/01/2009



Zoning Case Notification Plan

Case Z-2009-124 (Sheet 1 of 6)

Council District 1

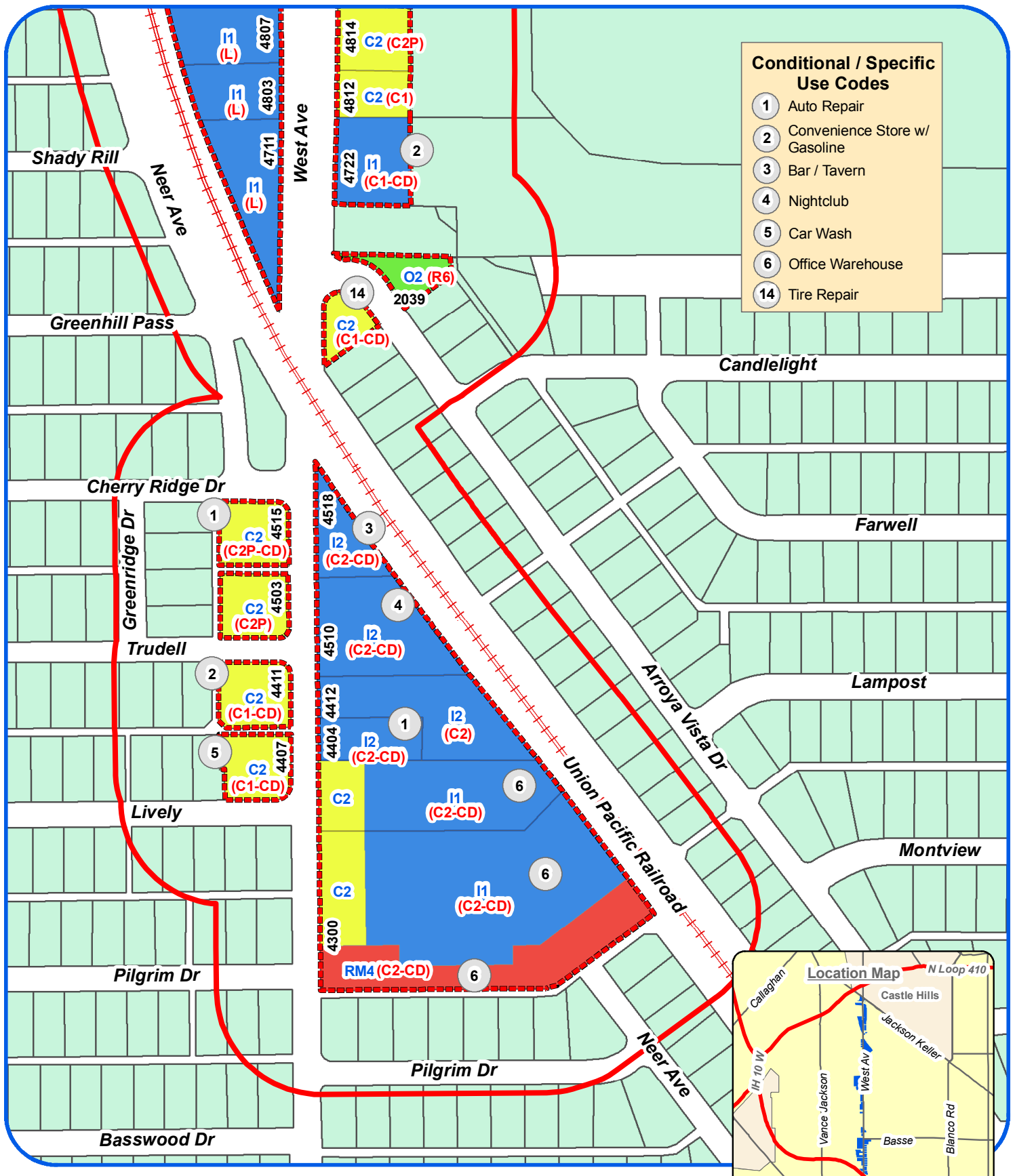
Scale: 1" approx. = 250 Feet

Current Zoning	
Commercial	
Industrial	
Office	
Multi-Family Resi	
Single Family Resi	

Legend	
Subject Property	77.4 Acres
200' Notification Buffer	
Current Zoning	Blue Text
Proposed Zoning	Red Text



City of San Antonio
Planning and Development Services
(08/27/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-124 (Sheet 2 of 6)

Council District 1

Scale: 1" approx. = 250 Feet

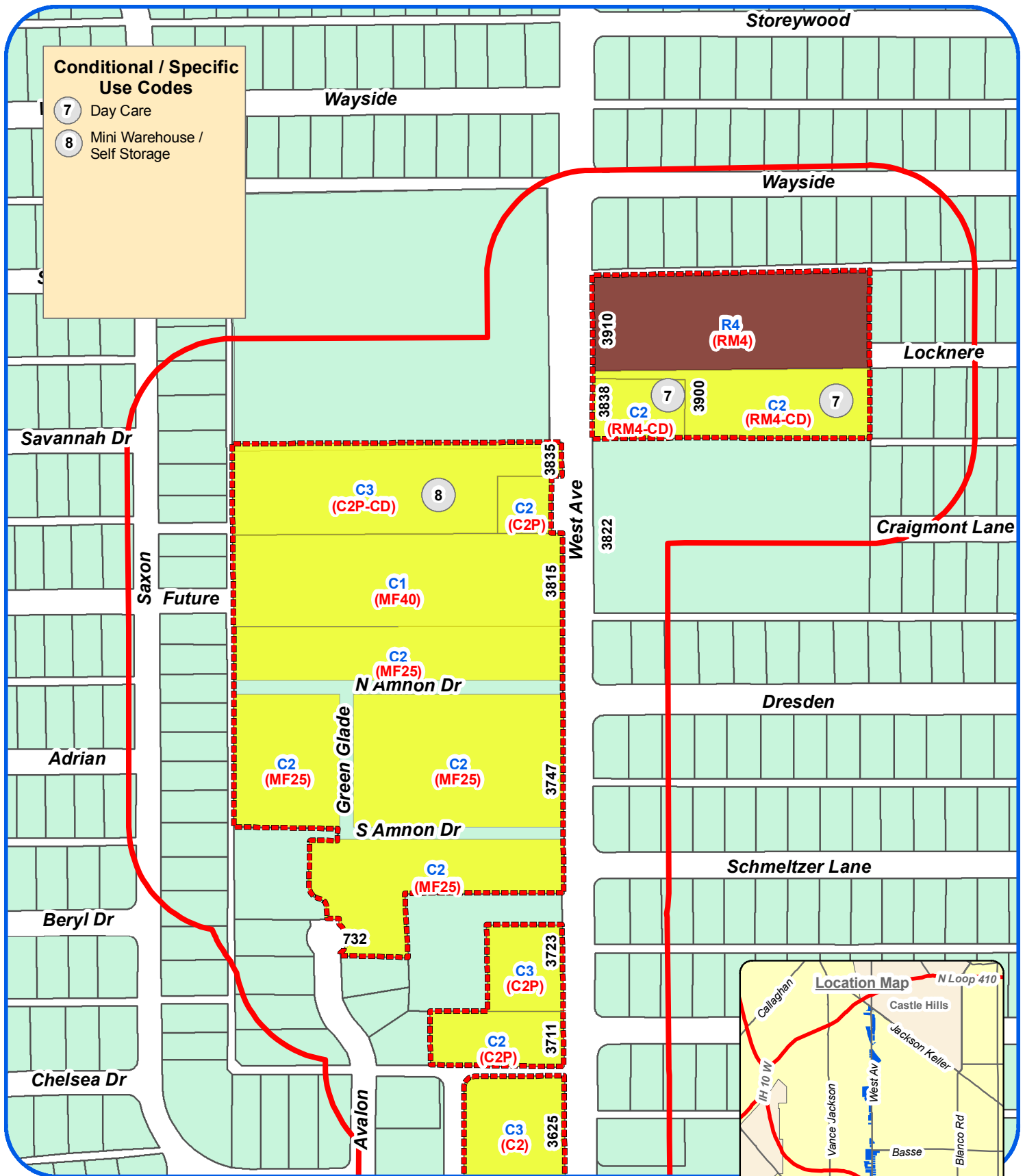
Current Zoning

- Commercial
- Industrial
- Office
- Multi-Family Resi
- Single Family Resi

Legend

- Subject Property (77.4 Acres)
- 200' Notification Buffer
- Current Zoning (Blue Text)
- Proposed Zoning (Red Text)

City of San Antonio
Planning and Development Services
(08/27/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-124 (Sheet 3 of 6)

Council District 1

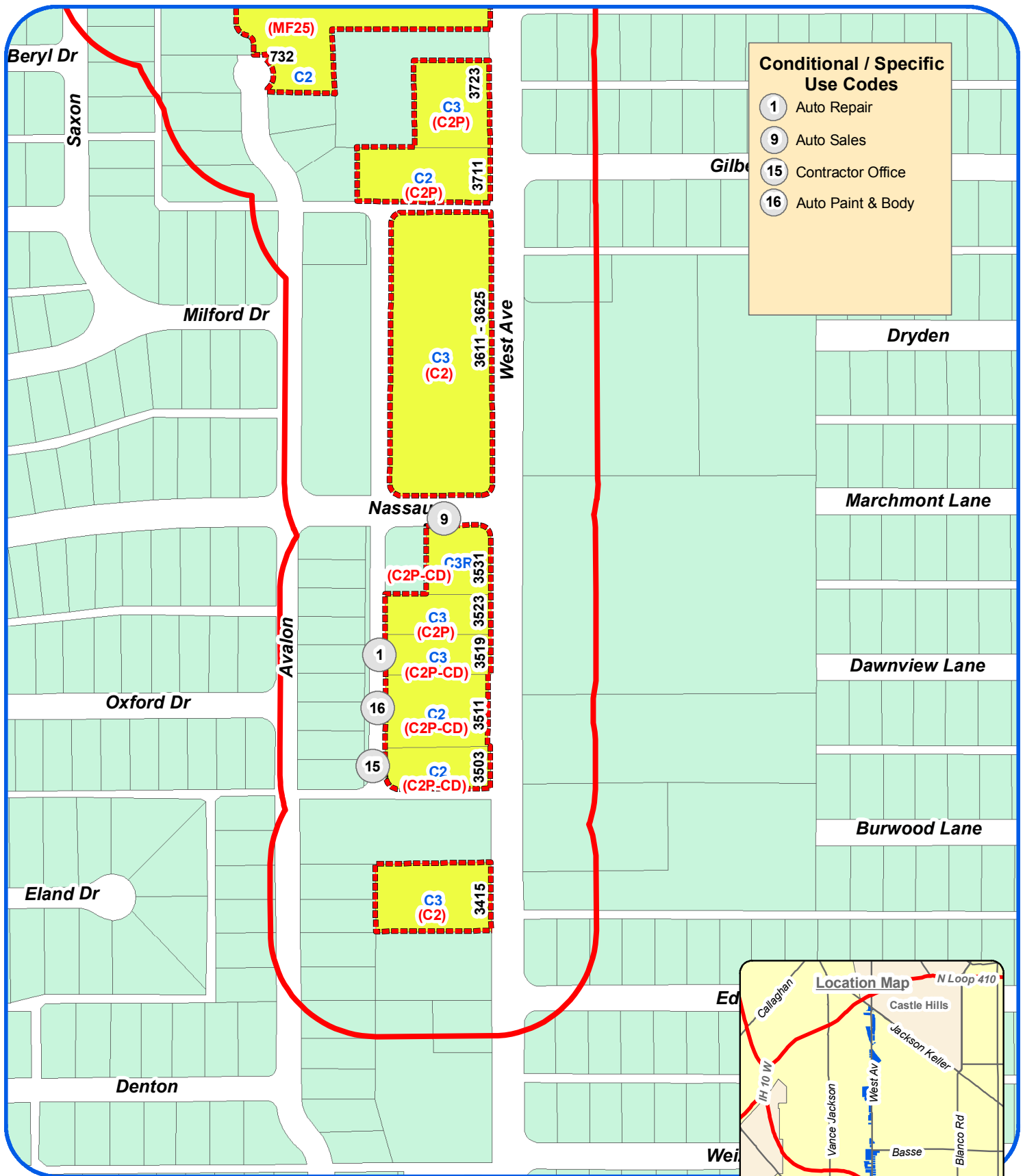
Scale: 1" approx. = 250 Feet

Current Zoning	
Commercial	Yellow
Industrial	Blue
Office	Green
Multi-Family Resi	Red
Single Family Resi	Brown

Legend	
Subject Property	Red Dashed Line (77.4 Acres)
200' Notification Buffer	Red Solid Line
Current Zoning	Blue Text
Proposed Zoning	Red Text



City of San Antonio
Planning and Development Services
(09/01/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-124 (Sheet 4 of 6)

Council District 1

Scale: 1" approx. = 250 Feet

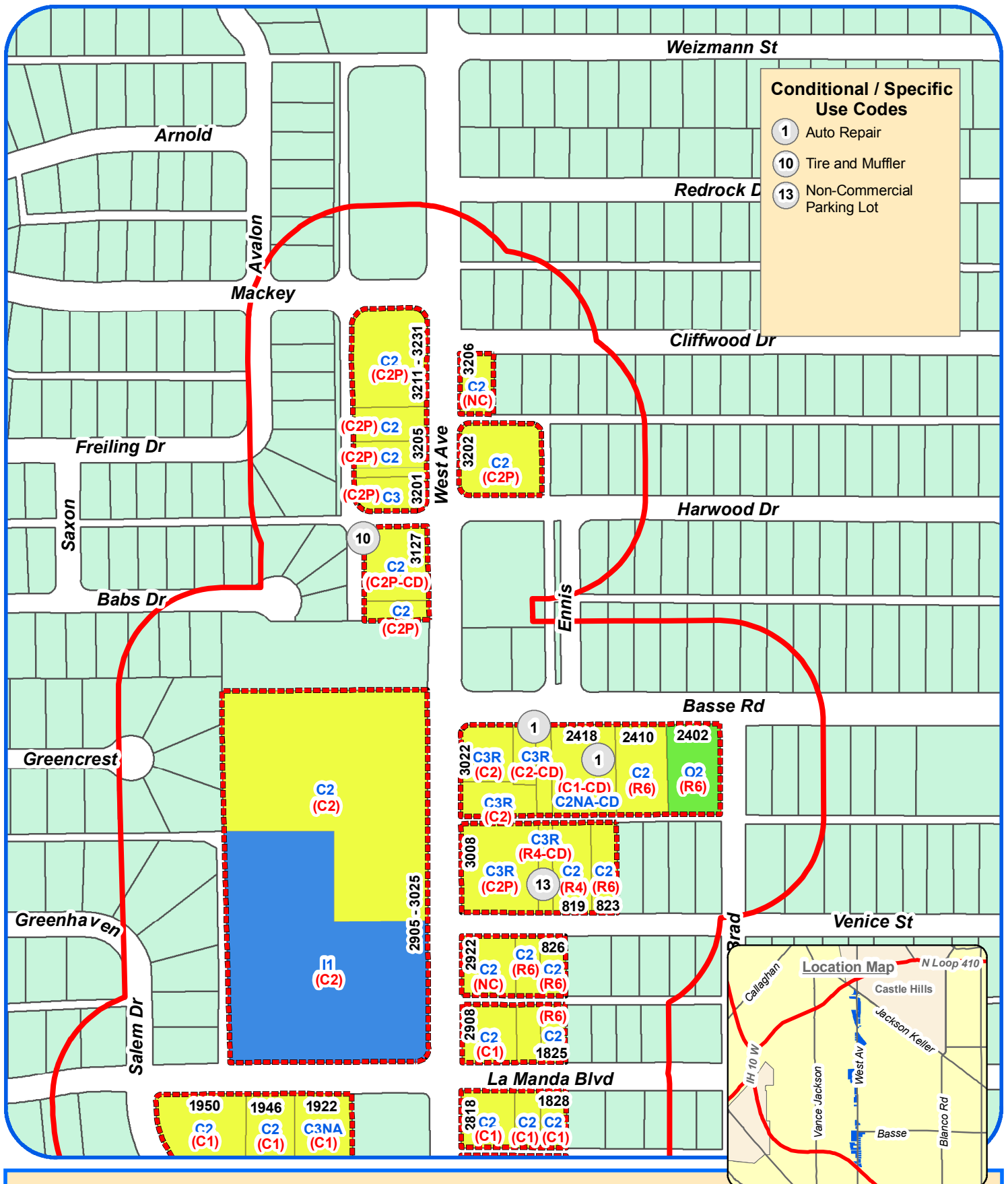
Current Zoning	
Commercial	
Industrial	
Office	
Multi-Family Resi	
Single Family Resi	

Legend	
Subject Property	 (77.4 Acres)
200' Notification Buffer	
Current Zoning	Blue Text
Proposed Zoning	Red Text



City of San Antonio
Planning and Development Services
(08/27/2009 - E Hart)





Zoning Case Notification Plan

Case Z-2009-124 (Sheet 5 of 6)

Council District 1

Scale: 1" approx. = 250 Feet

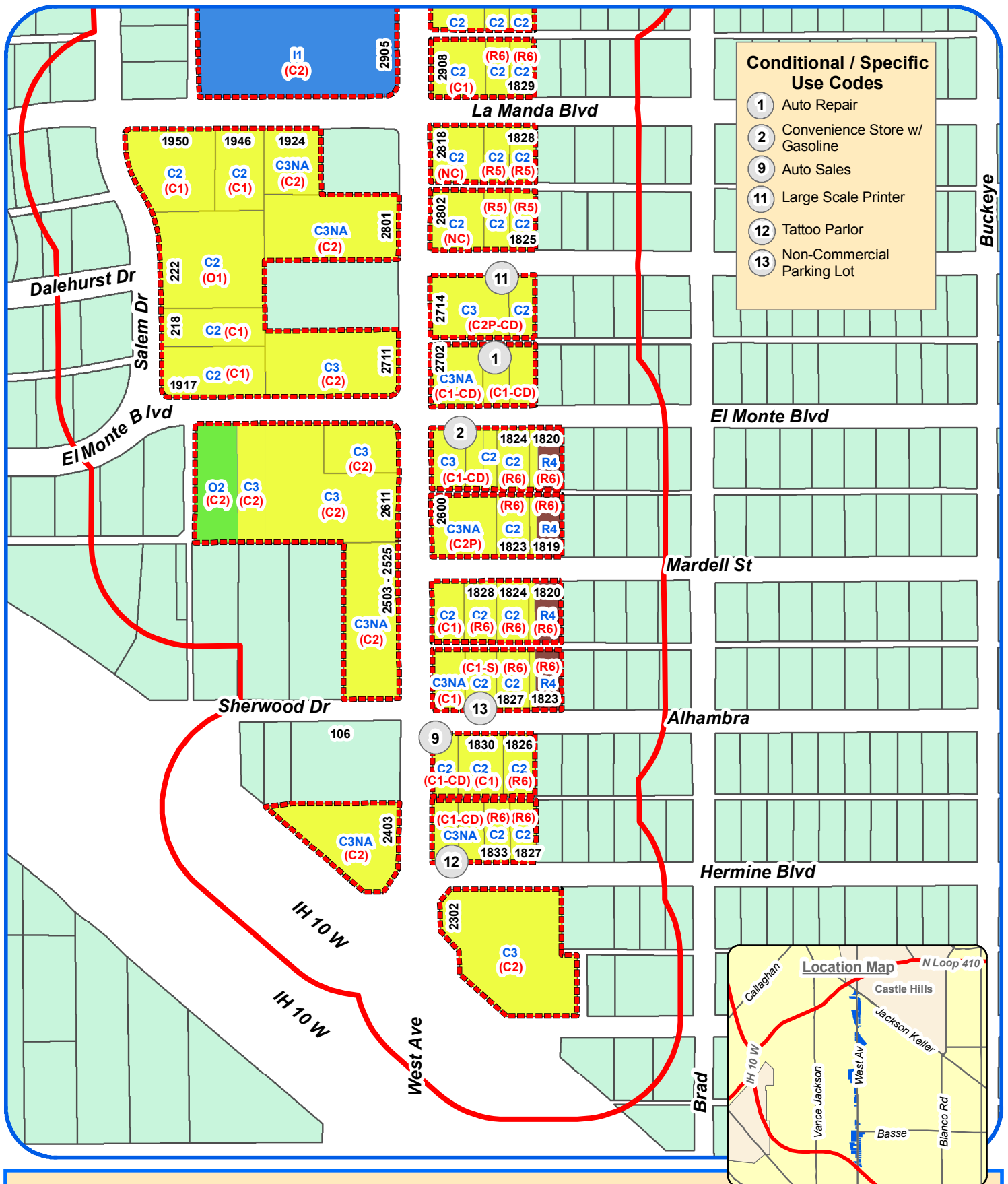
Current Zoning

- Commercial
- Industrial
- Office
- Multi-Family Resi
- Single Family Resi

Legend

- Subject Property (77.4 Acres)
- 200' Notification Buffer
- Current Zoning (Blue Text)
- Proposed Zoning (Red Text)

City of San Antonio
Planning and Development Services
(08/27/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-124 (Sheet 6 of 6)

Council District 1

Scale: 1" approx. = 250 Feet

Current Zoning	
Commercial	Yellow
Industrial	Blue
Office	Green
Multi-Family Resi	Red
Single Family Resi	Brown

Legend	
Subject Property (77.4 Acres)	Dashed Red Line
200' Notification Buffer	Thick Red Line
Current Zoning	Blue Text
Proposed Zoning	Red Text



CASE NO: Z2009124 CD S

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Council District: 1

Ferguson Map:

Applicant Name:

Owner Name:

City of San Antonio

Multiple Owners

Zoning Request: From "I-2" Heavy Industrial District, "I-1" General Industrial District, "C-3" General Commercial District, "C-3 R" General Commercial Restrictive Alcoholic Sales District, "C-3 NA" General Commercial Nonalcoholic Sales District, "O-2" High-Rise Office District, "C-2" Commercial District, "C-2 NA CD" Commercial Non-Alcoholic Sales District with a Conditional Use for Auto Repair and "C-1" Light Commercial District to "L" Light Industrial District, "C-2" Commercial District, "C-2 P" Commercial Pedestrian District, "C-2 CD" Commercial District with a Conditional Use for Auto Repair, "C-2 CD" Commercial District with a Conditional Use for a Bar/Tavern, "C-2 CD" Commercial District with a Conditional Use for a Nightclub, "C-2 CD" Commercial District with a Conditional Use for an Office Warehouse, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for Tire Repair and Muffler Sales and Installation, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for a Large Scale Printer, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for a Construction Trades Contractor, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for Auto Repair, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for Auto Sales, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for Auto Paint and Body, "C-2 P CD" Commercial Pedestrian District with a Conditional Use for a Mini Warehouse/Self Service Storage, "C-1" Light Commercial District, "C-1 S" Light Commercial District with a Specific Use Authorization for a Non-Commercial Parking Lot, "C-1 CD" Light Commercial District with a Conditional Use for Auto Sales, "C-1 CD" Light Commercial District with a Conditional Use for a Tattoo Parlor/Studio, "C-1 CD" Light Commercial District with a Conditional Use for a Convenience Store with Gasoline, "C-1 CD" Light Commercial District with a Conditional Use for Auto Repair, "C-1 CD" Light Commercial District with a Conditional Use for a Car Wash, "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair, "O-1" Office District, "NC" Neighborhood Commercial District, "MF-40" Multi-Family District, "MF-25" Low Density Multi-Family District, "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with a Conditional Use for a Day Care Center, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot.

Property Location: Multiple properties generally located along West Avenue (approximately within 750 feet of the centerline of West Avenue), bound by Jackson-Keller Road to the north and Interstate Highway 10 (IH-10) to the south

Multiple Addresses

Proposal: To make compatible with existing uses and in conformance with the Community Plan.

Neigh. Assoc. Dellview Area, North Central, and Northwest Los Angeles Heights Neighborhood Associations

Neigh. Plan Greater Dellview Area Community Plan

TIA Statement: A traffic impact analysis is not required.

CASE NO: Z2009124 CD S

Final Staff Recommendation - Zoning Commission

Staff Recommendation:

Approval.

Staff received direction to rezone properties generally located along West Avenue to zoning districts compatible with the existing land uses and the Greater Dellview Area Community Plan. As directed by City Council, the Planning and Development Services Department has conducted a study of these properties and found commercial lots with overly intense commercial zoning adjacent to, and encroaching into, the surrounding residential neighborhoods. Other findings included commercial and industrial uses on lots with industrial zoning and residential properties with commercial or other non-residential zoning. Staff is recommending a rezoning proposal that would be compatible with the surrounding residential uses while also allowing the continuation of an established commercial corridor. It appears that much of the overly intense zoning is the result of the adoption of the 2001 Unified Development Code, whereby the existing zoning districts that were governed by the 1938 zoning code were converted to the updated districts.

The subject area consists of 125 properties within approximately 750 feet of the centerline of West Avenue. Staff supports the rezoning request as the multiple proposed zoning districts are consistent with the development pattern of the area. This area is predominately characterized by single-family residences in the interior of the neighborhoods (generally not fronting onto West Avenue) with a corridor of commercial land uses along West Avenue. Staff believes that the proposed rezoning would serve to maintain the integrity of the neighborhoods while balancing the needs of the existing uses along West Avenue. Heavy commercial uses and industrial uses are not appropriate adjacent to residential neighborhoods. Additionally, the zoning recommendation is consistent with the Greater Dellview Area Community Plan.

Staff and the City Council District 1 office conducted a community open house on September 1, 2009 at Gethsemane Lutheran Church to inform affected property owners of the rezoning proposal. Approximately 20 were in attendance. The proposed rezoning exhibits were presented to the attendees, along with general information about the rezoning process.

The current proposal is Phase 1 of a two-phase rezoning effort to correct zoning deficiencies along this thoroughfare. Phase 2 should extend south to West Hildebrand Avenue and will likely be considered by Zoning Commission and City Council later this year.

CASE MANAGER : Jacob Floyd 207-8313



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

09 JUN -5 AM 11:53

TO: Mayor & City Council

FROM: Councilwoman Mary Alice Cisneros

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Executive Assistant to the City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Zoning Analysis and Plan

DATE: June 3, 2009

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I respectfully request that the Development Services Department analyze the existing zoning of properties along the following corridor:

West Avenue between IH-10W and Fredricksburg Road.

Brief Background

I respectfully request that the Planning and Development Services Department analyze the existing zoning of properties along the West Avenue Corridor between IH-10 West and Fredericksburg Road. A large number of properties along this corridor are zoned heavy commercial or industrial, while properties along the intersecting streets within the adjoining neighborhoods are zoned residential. Over time, this zoning pattern has led to commercial or industrial encroachment into the neighborhoods. In order to protect the integrity and long term viability of the surrounding residential neighborhoods, I request that the Planning and Development Services Department bring forward to the Zoning Commission for their recommendation and to City Council for final action an appropriate rezoning plan that addresses the aforementioned incompatibility issue.

Your favorable consideration is requested.

Thank you.

Submitted for Council consideration
by:

Councilwoman Mary Alice Cisneros, District 1

Supporting Councilmembers' Signatures (4 only)

District No.

1.

[Signature]

4

2.

[Signature]

7

3.

[Signature]

9

4.

[Signature]

6

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
09 JUN -5 AM 11:53

A RESOLUTION 2009-06-25-0023R

DIRECTING THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF PROPERTIES LOCATED ON WEST AVENUE, FROM FREDERICKSBURG ROAD TO LOOP 410, TO ZONING DISTRICTS COMPATIBLE WITH THE EXISTING LAND USE AS REQUESTED BY COUNCILWOMAN CISNEROS, DISTRICT 1.

* * * * *

WHEREAS, pursuant to Article IV, Section 35-421 (b) of the San Antonio Unified Development Code, Councilwoman Cisneros, District 1 is requesting concurrence from City Council for a Resolution to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby directs the Planning and Development Services Department to initiate a change in the zoning district boundary of properties located on West Avenue, from Fredericksburg Road to Loop 410, to zoning districts compatible with the existing land use.

SECTION 2. This Resolution shall be effective on July 5, 2009.

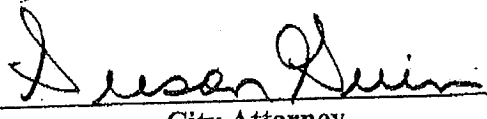
PASSED AND APPROVED this 25th day of June, 2009.


M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney
for

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009124

Existing Zoning: Various

Requested Zoning: Various

Registered Neighborhood Association(s): Dellview Area, North Central, and Northwest Los Angeles Heights Neighborhood Associations.

Neighborhood/Community/Perimeter Plan: Greater Dellview Area Community Plan

Future Land Use for the site: Various

Analysis:

The subject properties are located entirely within the Greater Dellview Area Community Plan. The proposal will adjust several properties to appropriate zoning categories, providing compatibility with the adopted Future Land Use Plan of the Greater Dellview Area Community Plan. The proposed rezoning begins at the southwest side of the intersection of West Avenue and Jackson-Keller and continues south along West Avenue to IH-10.

The future land use classifications for the subject properties are community commercial, light industrial, neighborhood commercial, and high density multifamily. The zoning changes will match the properties with appropriate land use classifications for each parcel. Since the comprehensive rezoning effort corrects zoning incompatibilities with the adopted Future Land Use Plan, no plan amendments are necessary.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval as submitted

☐ Approval pending a plan amendment

☐ Denial

☐ Alternate Recommendation

Alternate Recommendation: Approval

Reviewer: Gary Edenburn

Title: Senior Planner

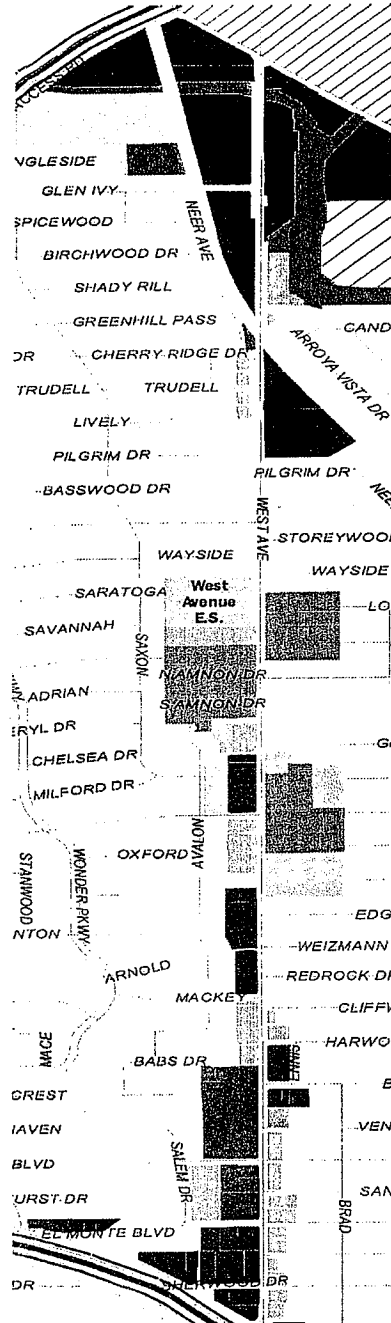
Date: 9/08/09

Manager Review: Nina Nixon Mendez

Date:

Neighborhood and Urban Design Division Zoning Case Review

Future Land Use Plan

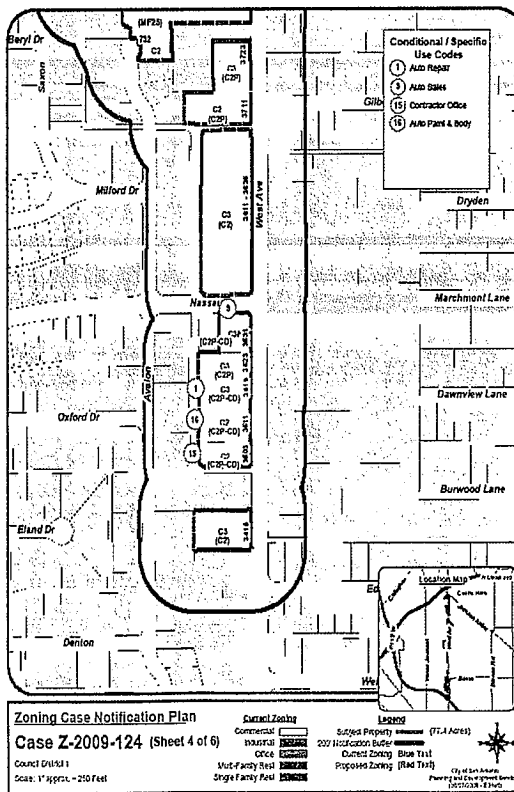
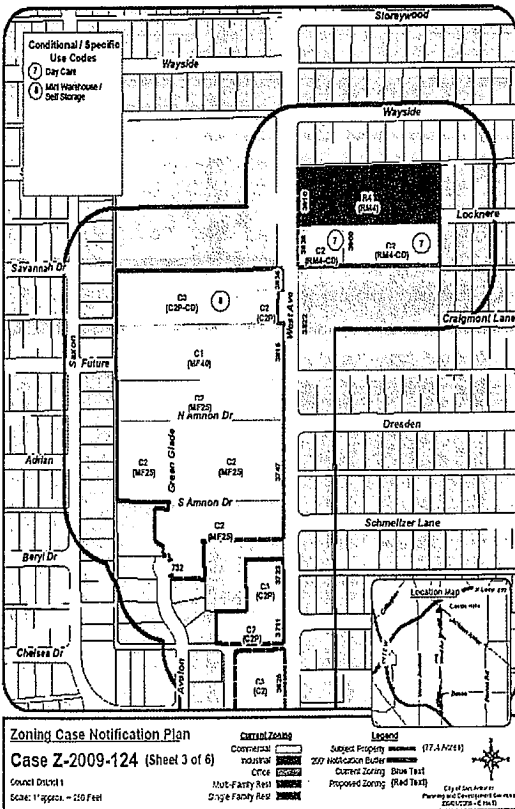
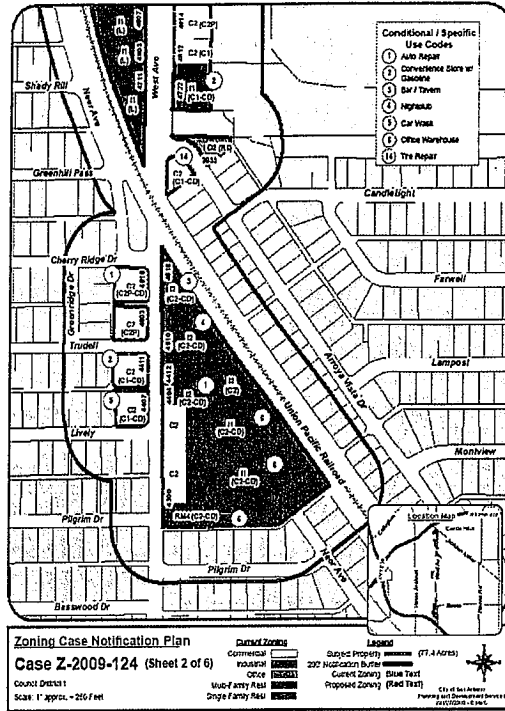
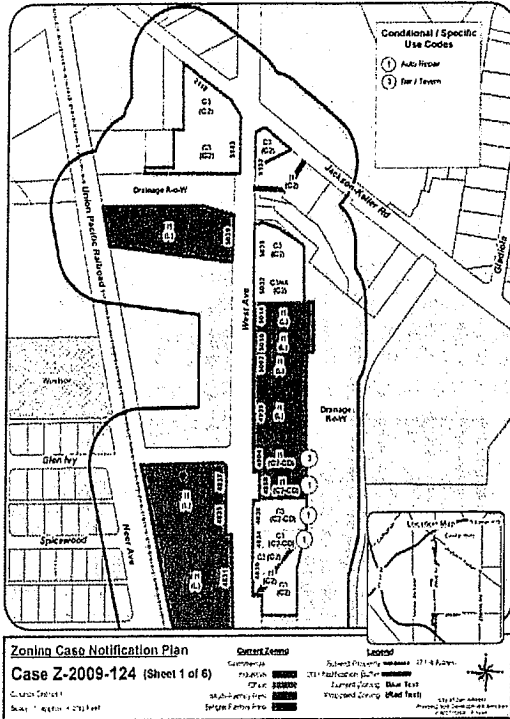


Land Use Category

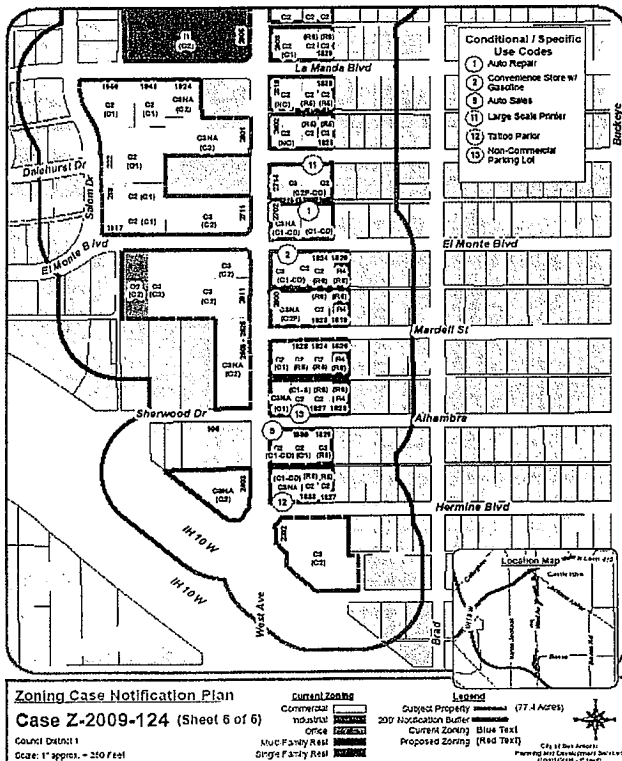
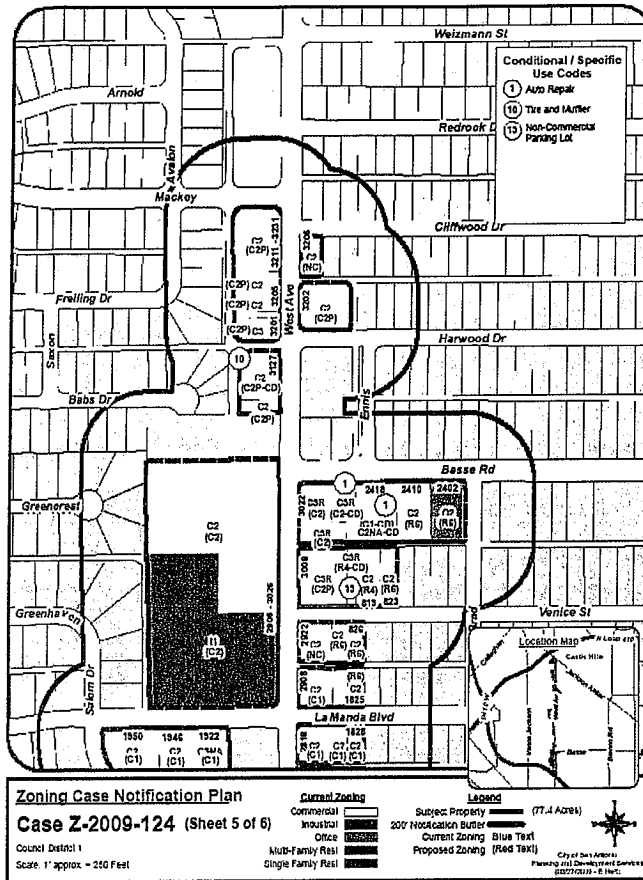
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business/Office Park
- Mixed Use
- Light Industrial
- Public/Institutional
- Parks/Open Space

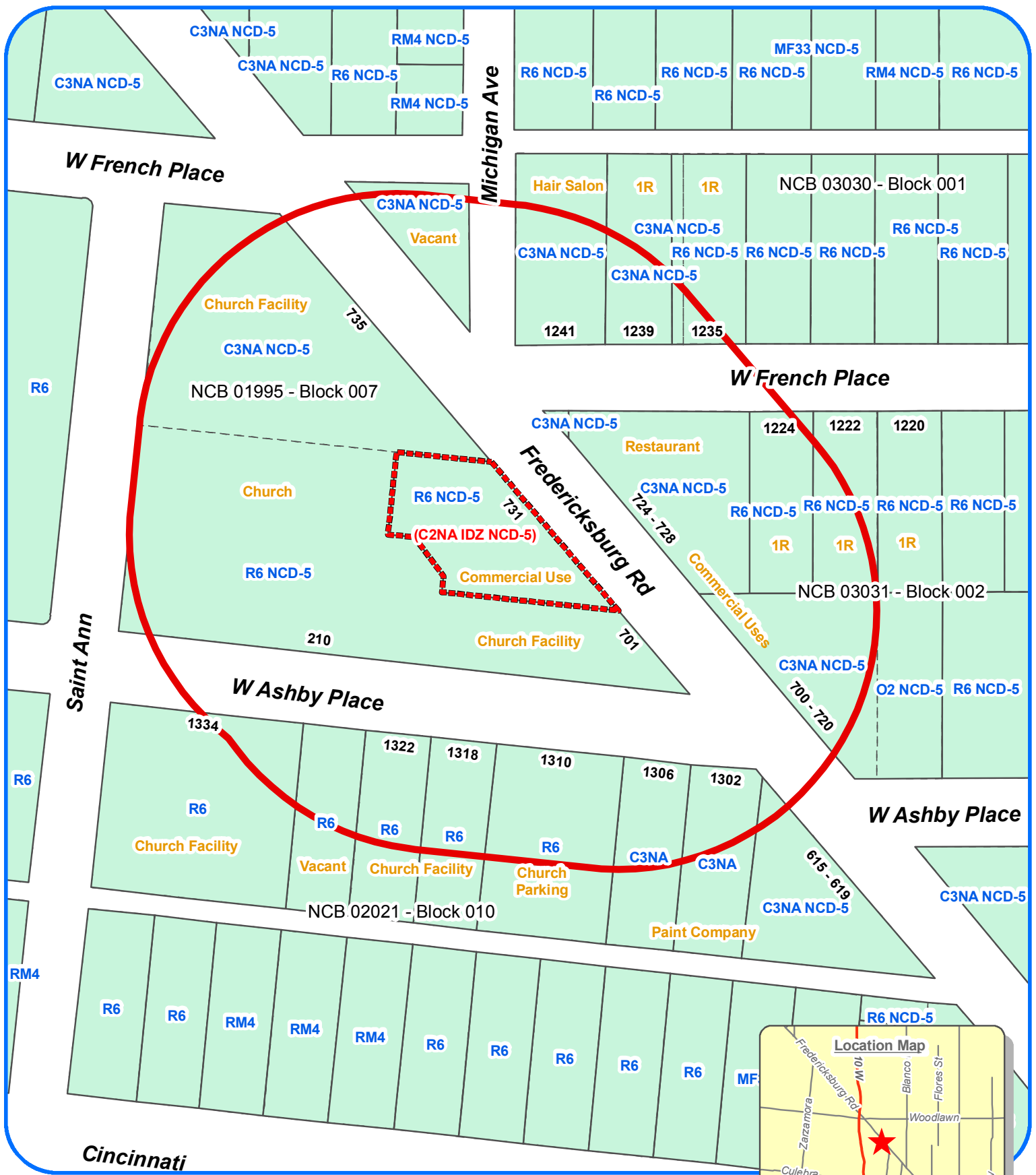
Neighborhood and Urban Design Division Zoning Case Review

Zoning Maps



Neighborhood and Urban Design Division Zoning Case Review





Zoning Case Notification Plan Case Z-2009-127

Council District 1
Scale: 1" approx. = 100 Feet
Subject Property Legal Description(s): 0.273 of an acre out of Lots 9, 10, & 11, Block 7, NCB 1995

Legend

- Subject Property (0.273 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(09/01/2009 - E Hart)

CASE NO: Z2009127

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Council District: 1

Ferguson Map: 616 C1

Applicant Name:

Owner Name:

Jonathan R. Card, AIA LEED ap

ADM Investment Company

Zoning Request: From "R-6 NCD-5" Residential Single Family Beacon Hill Area Neighborhood Conservation District to "C-2NA IDZ NCD-5" Commercial Nonalcoholic Sales Infill Development Zone Overlay Beacon Hill Area Neighborhood Conservation District.

Property Location: 0.273 of an acre out of Lot 9, Lot 10 and Lot 11, Block 7, NCB 1995

731 Fredericksburg Road

On the west side of Fredericksburg Road, between West French Place and West Ashby Place

Proposal: To allow commercial uses

Neigh. Assoc. Beacon Hill Neighborhood Association (within 200 feet)

Neigh. Plan Midtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The subject property consists of 0.273 of an acre of land, which is fully developed with a commercial structure. The existing structure was built in 1940, and measures approximately 9800 square feet in size. Most of the building is currently vacant, and was previously utilized as retail and warehousing space related to adjacent religious institutions. In a 1997 City-initiated zoning case, the subject property was rezoned from multiple 1938-zoning districts to "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. In 2005, the "NCD-5" Beacon Hill Area Neighborhood Conservation District was adopted as an overlay for the area including the subject property. Surrounding zoning includes "C-3NA" General Commercial Nonalcoholic Sales District for most properties fronting onto Fredericksburg Road to the northwest and southeast of the subject property; while properties with frontage onto the side streets consist mainly of residential single-family and residential mixed zoning districts. The remainder of the block surrounding the subject property is used by the neighboring church and its related schools and charity kitchen. Other surrounding land uses include retail and resale shops, salons, restaurants and snack stands, auto glass and auto repair, and paint supply to the northwest and southeast along Fredericksburg Road; with an elementary school to the west, and residential and church office uses to the east and west along the side streets.

Staff finds the requested zoning to be appropriate for the subject property. The "C-2NA" base zoning district is consistent with the commercial character of the properties in this area which front onto Fredericksburg Road. This base zoning district is less-intense than some of the surrounding commercial zoning, and provides restrictions on alcohol sales which is respectful of the neighboring churches, schools, and single-family residential uses. The Midtown Neighborhoods Plan designates the future land use of the subject property as Mixed Use, which is consistent with the "C-2" zoning district. Additionally, the "IDZ" Infill Development Zone overlay district allows adaptive reuse of an existing zero-lot-line structure that has been under utilized for many

CASE NO: Z2009127

Final Staff Recommendation - Zoning Commission

years. The property's location and structure are not suited to the existing residential zoning district. Establishing a new business on the subject property without the "IDZ" overlay would be difficult due to the lack of parking and the existing layout of the property. Staff believes that the requested zoning will further the Plan's stated goal of revitalizing of the neighborhoods' historic commercial centers.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009127

Address: 731 Fredericksburg Road

Existing Zoning: R-6 NCD-5

Requested Zoning: IDZ C-2NA NCD-5

Registered Neighborhood Association(s): Beacon Hill Neighborhood Association within 200 feet.

Neighborhood/Community/Perimeter Plan: Midtown Neighborhoods Plan

Future Land Use for the site: Mixed Use

The future land use plan designates the future land use for the subject property as mixed use land use within the Midtown district. The subject property is located on Fredericksburg Road where a mixed use corridor for revitalization of the historic commercial buildings in place.

Analysis:

The subject property is neighbored by commercially developed lots to the north, south and east. A single family residential house is located to the west of the subject property. The subject property was first developed as a retail store and a storage warehouse in 1940. Current zoning designation on the property is not compatible with the existing and future use of this parcel.

Midtown Neighborhoods Plan aims revitalization of this area (page 13):

Goal 1 - Economic Development: Revitalize and enhance the neighborhoods' historic commercial centers.

Objective 1.3 - Business Development: Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.

The proposed zoning district (IDZ C-2NA NCD-5) and commercial use/development on this historically commercial property is consistent with the Midtown Neighborhoods Plan goals. The plan states that commercial development, potentially at a higher intensity than found in the Neighborhood Commercial classification, would be the most common land use. This classification calls for the development of design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit. The neighborhoods support the use or adaptive use of existing commercial or residential areas identified for Mixed-Use development while maintaining the buildings' architectural character. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: John Osten

Title: Senior Planner

Date: 9/8/09

Manager Review: Nina Nixon-Mendez

Date: 9/8/09

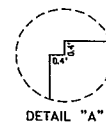
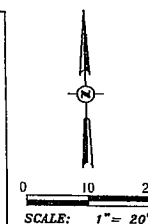
Z2009127

ST. ANNS CATHOLIC CHURCH
(VOL. 3321, PG. 253)

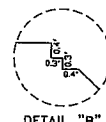
LOT 2

LOT 1

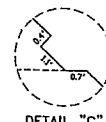
I, Alfred Flores Jr., the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-apodted codes at the time of plan submittal for building permits.



DETAIL "A"



DETAIL "B"



DETAIL "C"

WORK ORDER No. 09-07-228

ST. ANNS CATHOLIC CHURCH
(VOL. 3321, PG. 253)

13' ALLEY

13' ALLEY

(BASIS OF BEARING)
RECORD: N 01°00'00" E, 64.10'
FIELD: N 01°00'00" E, 64.10'

POINT OF BEGINNING

4,631 s.f. of
concrete and
asphalt
paving

LOT 7

LOT 8

ST. ANNS CATHOLIC CHURCH
(VOL. 3321, PG. 253)

FIELD: N 01°00'00" E, 85.37'
RECORD: N 01°00'00" E, 85.37'

POINT OF COMMENCEMENT

W. ASHBY PLACE

LINE TABLE (RECORD)		
LINE	LENGTH	BEARING
L1	12.30	N01°00'00"E
L2	20.30	N89°00'00"W

LINE TABLE (FIELD)		
LINE	LENGTH	BEARING
L1	12.30	N01°00'00"E
L2	20.23	N89°02'35"W

BEING 0.273 ACRES, A PORTION OF LOTS 9, 10 AND 11, BLOCK 7, N.C.B. 1995
SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

ADDRESS: 731 FREDERICKSBURG ROAD CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

D.B. F.S. S.B. A.O./C.M.

PLAT LEGEND

- 1/2" IRON PIN FOUND
- "PK" NAIL SET
- ✱ "X" SET IN CONC.
- △ DENOTES PROPERTY CORNER
- - - DENOTES CHAIN-LINK FENCE LINE
- DENOTES WOOD FENCE LINE

NOTE: THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT AND
OTHER MATTERS OF RECORD WHICH MAY AFFECT
THIS TRACT MAY NOT BE SHOWN HEREON.

SURVEY ASSOCIATES
SURVEYING & CONSULTING

2344 BROADWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102

SURVEY ASSOCIATES DOES NOT MAKE OR WARRANT
ANY FLOOD ZONE DETERMINATION.

STATE OF TEXAS
COUNTY OF BEXAR

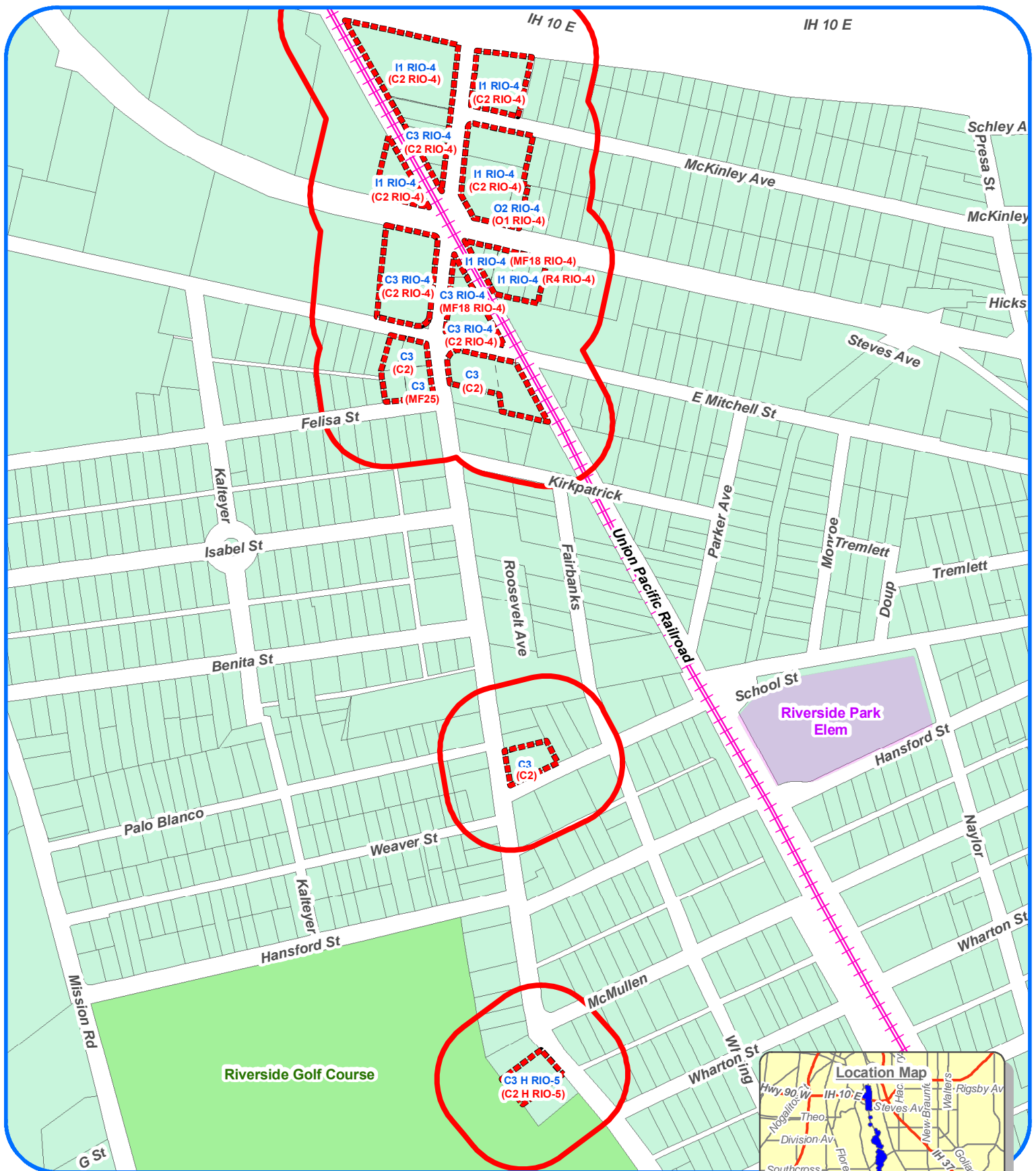
I hereby certify that the above plot is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all lines have been located as indicated above on the date on this Final Survey is not for architectural, landscaping or other engineering purposes. Declaration is made to original purchasers of this tract, not transferable to additional institutions or subsequent owners. Maps and records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 21st day of JULY, 2009, A.D.

JOSEPH BYRON CROSBY

5566

JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5566



Zoning Case Notification Plan

Case Z-2009-134

Sheet 2 of 7

Council Districts 3 and 5

Scale: 1" approx. = 400 Feet

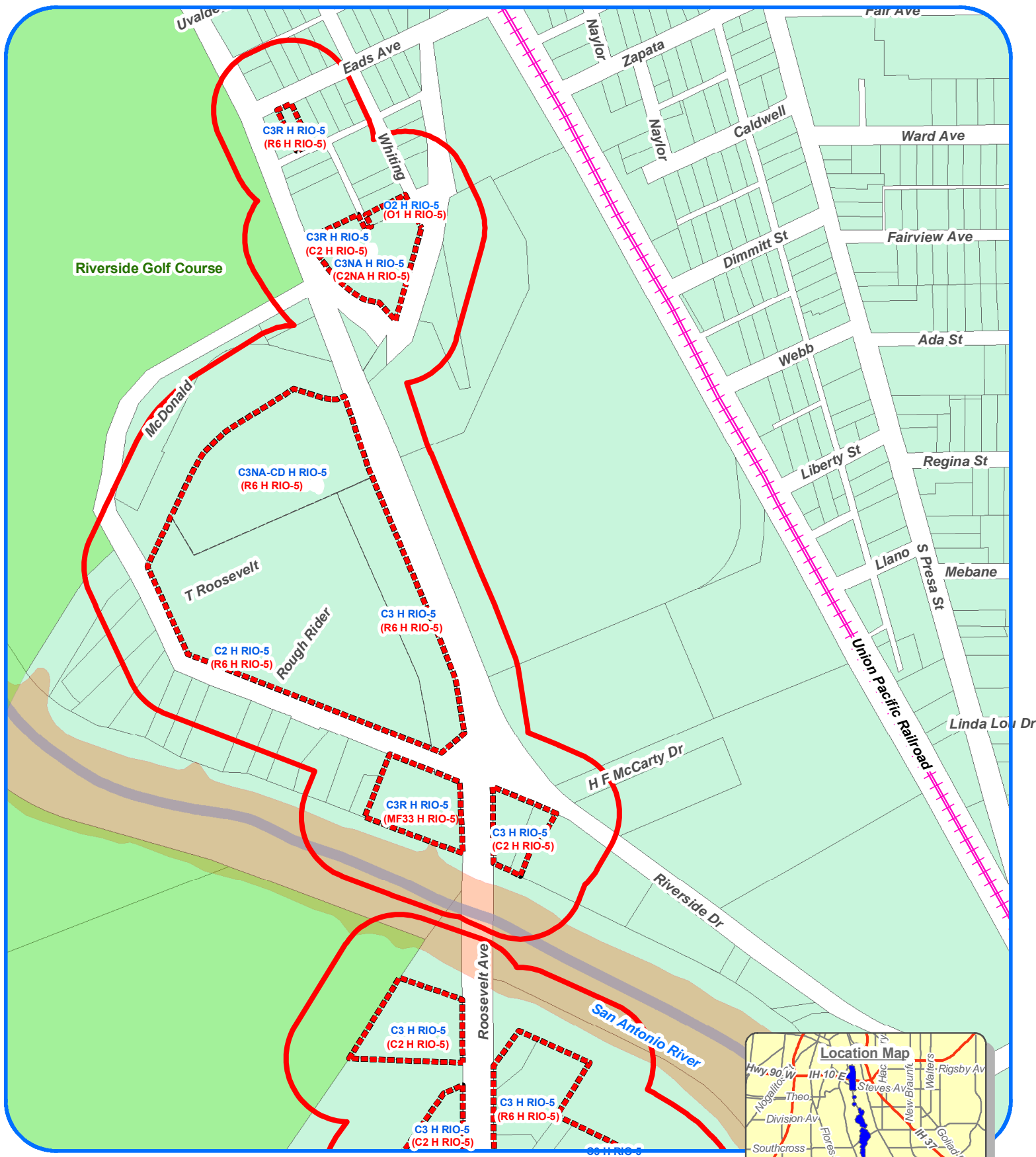
Subject Property Legal Description(s): Various (See Attachment)

Legend

Subject Property	-----
200' Notification Buffer	-----
Current Zoning	TEXT
Requested Zoning Change	TEXT
100-Year FEMA Floodplain	-----



Planning & Development Services Dept
City of San Antonio
(07/27/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-134

Sheet 3 of 7

Council Districts 3 and 5

Scale: 1" approx. = 400 Feet

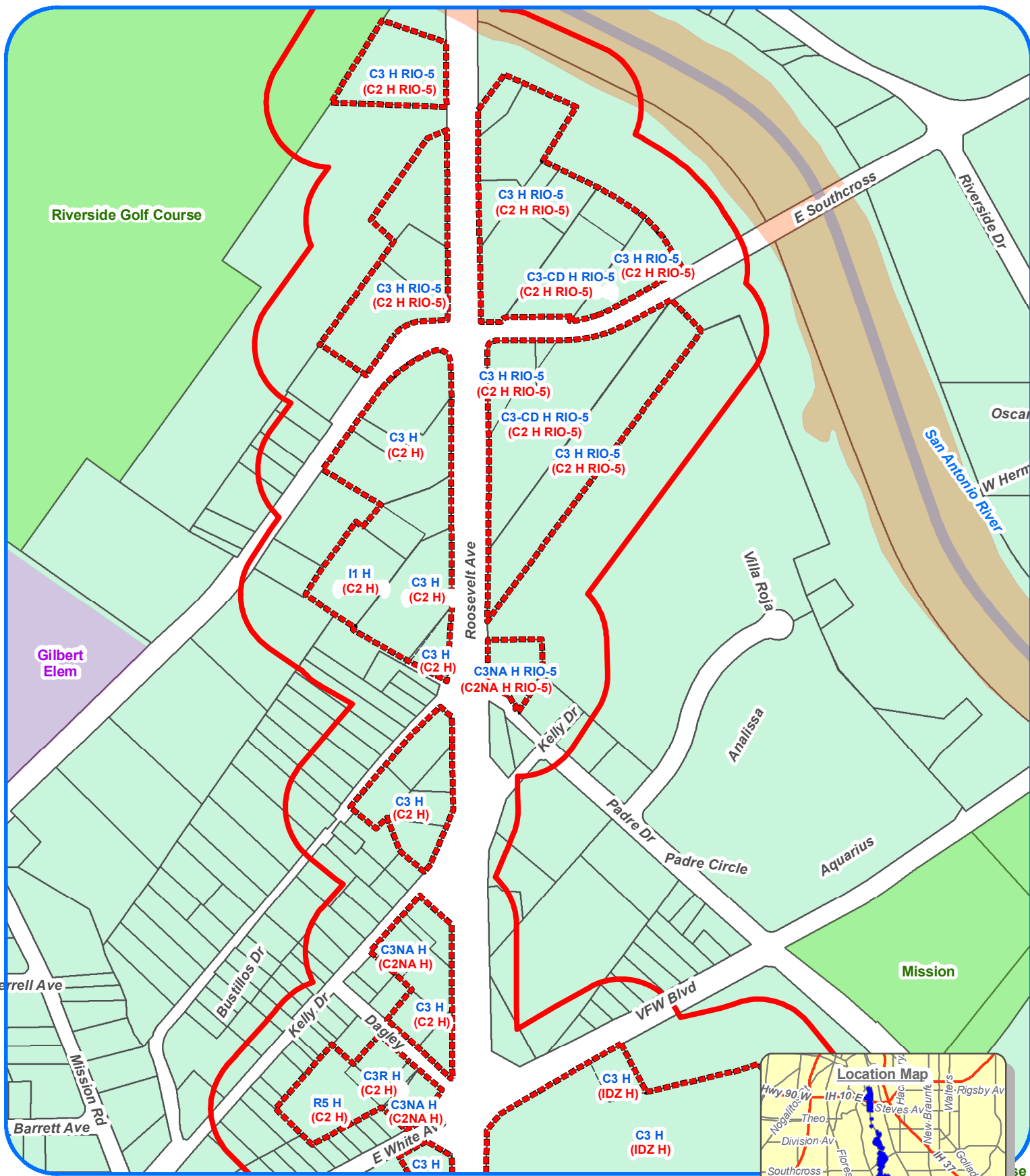
Subject Property Legal Description(s): Various (See Attachment)

Legend

Subject Property	-----
200' Notification Buffer	-----
Current Zoning	TEXT
Requested Zoning Change	TEXT
100-Year FEMA Floodplain	-----



Planning & Development Services Dept
City of San Antonio
(07/27/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-134

Sheet 4 of 7

Council Districts 3 and 5

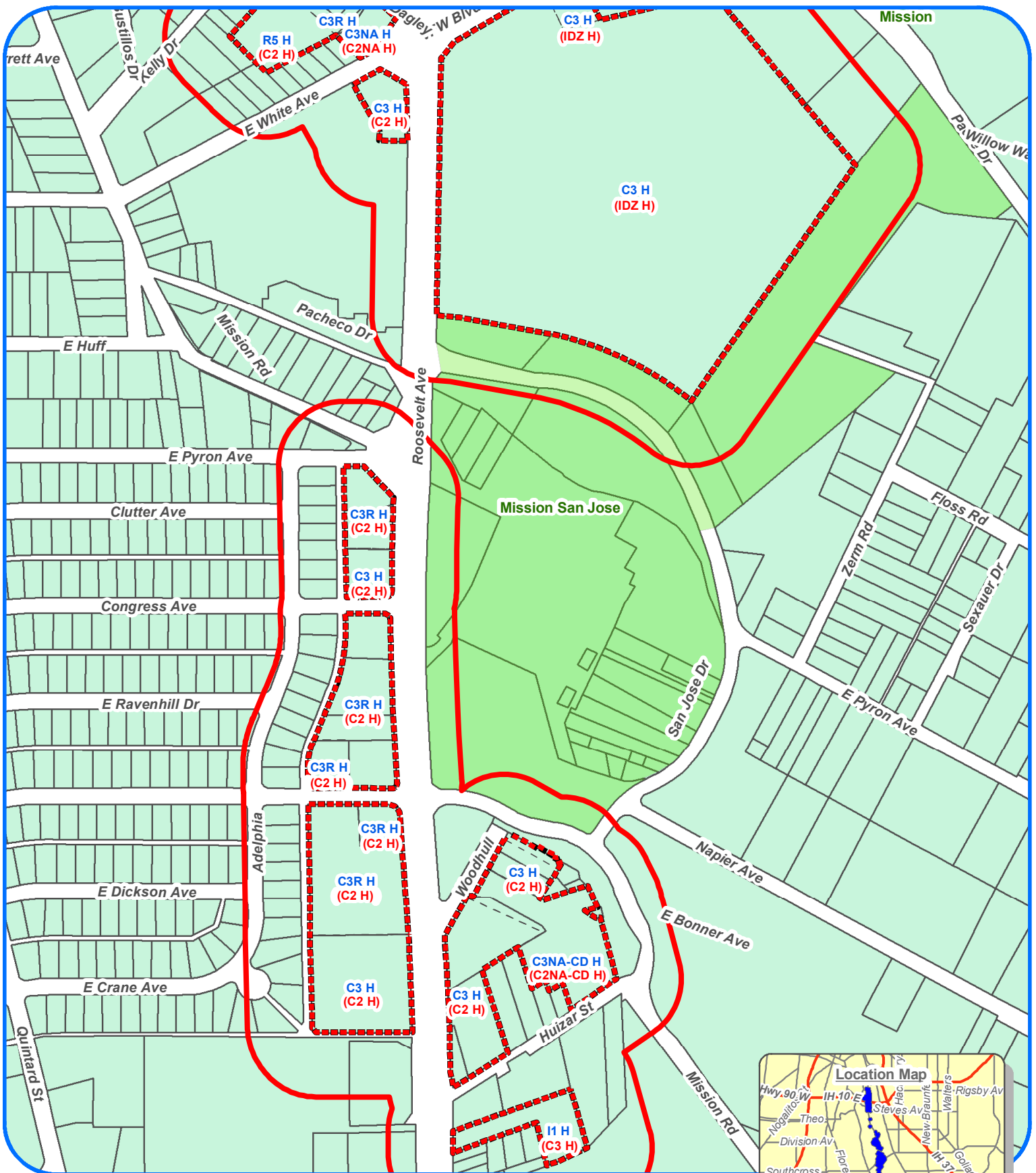
Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain





Zoning Case Notification Plan

Case Z-2009-134

Sheet 5 of 7

Council Districts 3 and 5

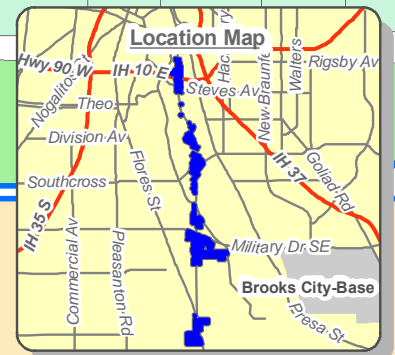
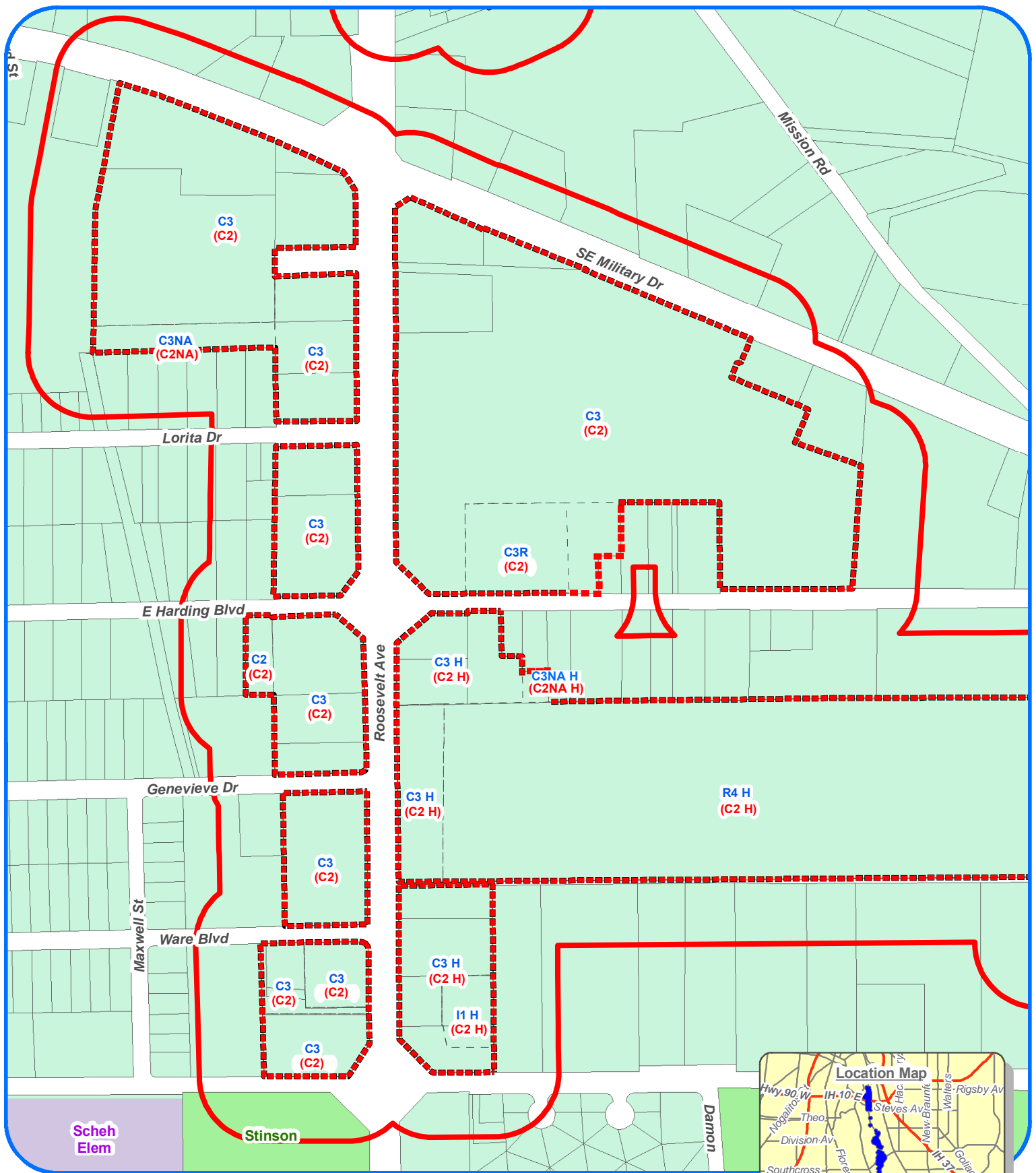
Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

Subject Property	
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	TEXT
100-Year FEMA Floodplain	





Zoning Case Notification Plan

Case Z-2009-134

Sheet 6 of 7

Council Districts 3 and 5

Scale: 1" approx. = 400 Feet

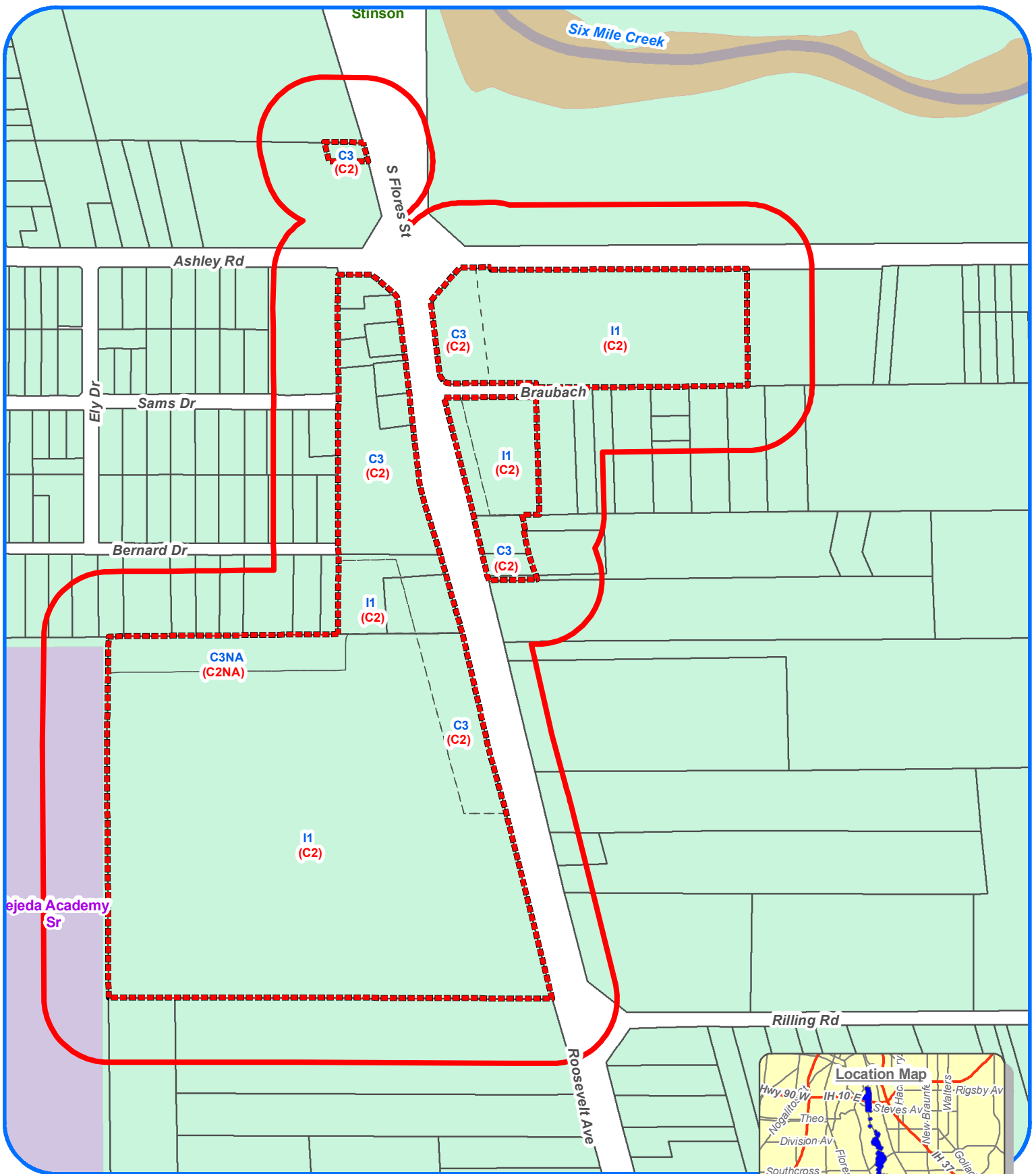
Subject Property Legal Description(s): Various (See Attachment)

Legend

Subject Property	
200' Notification Buffer	
Current Zoning	TEXT
Requested Zoning Change	TEXT
100-Year FEMA Floodplain	



Planning & Development Services Dept
City of San Antonio
(07/27/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-134

Sheet 7 of 7

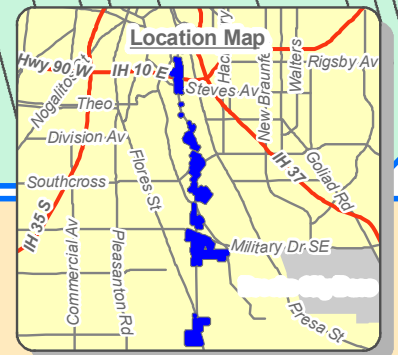
Council Districts 3 and 5

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

Subject Property	-----
200' Notification Buffer	-----
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year FEMA Floodplain	-----



CASE NO: Z2009134

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Zoning Commission Continuance (Commissioner's Request) from August 18, 2009

Council District: 35

Ferguson Map: 616, 650, 651, 683

Applicant Name:

Owner Name:

City of San Antonio

Multiple Property Owners

Zoning Request: From "C-2" Commercial District, "C-3" General Commercial District, "C-3 RIO-4" General Commercial River Improvement Overlay District-4, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3NA RIO-4" General Commercial Nonalcoholic Sales River Improvement Overlay District-4, "C-3R" General Commercial Restrictive Alcohol Sales District, "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5, "H C-3" General Commercial Mission Historic District, "H C-3 CD RIO-5" General Commercial Mission Historic River Improvement Overlay District-5 with a Conditional Use for On Premise Consumption of Alcoholic Beverages, "H C-3 RIO-5" General Commercial Mission Historic River Improvement Overlay District-5, "H C-3NA" General Commercial Nonalcoholic Sales Mission Historic District, "H C-3NA CD" General Commercial Nonalcoholic Sales Mission Historic District with a Conditional Use for a Packing Plant, "H C-3NA CD RIO-5" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5 with a Conditional Use for a Wholesale Food Distributor, "H C-3NA RIO-4" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4, "H C-3NA RIO-5" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, "H C-3R" General Commercial Restrictive Alcohol Sales Mission Historic District, "H C-3R RIO-5" General Commercial Restrictive Alcohol Sales Mission Historic District River Improvement Overlay District-5, "H I-1" General Industrial Mission Historic District, "H MF-33 RIO-5" Multi-Family Mission Historic River Improvement Overlay District-5, "H O-2 RIO-5" Office Mission Historic River Improvement Overlay District-5, "H R-4" Residential Single Family Mission Historic District, "H R-5" Residential Single Family Mission Historic District, "I-1" General Industrial District, "HS I-1 RIO-4" Historic Significant General Industrial River Improvement Overlay District-4, "I-1 RIO-4" General Industrial River Improvement Overlay District-4, "O-2 RIO-4" Office River Improvement Overlay District-4, "R-4 RIO-4" Residential Single Family River Improvement Overlay District-4 to "C-1" Light Commercial District, "HS C-2 RIO-4" Historic Significant Commercial River Improvement Overlay District-4, "C-2 RIO-4" Commercial River Improvement Overlay District-4, "C-2" Commercial District, "H C-2NA RIO-4" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-4, "C-2NA RIO-4" Commercial Nonalcoholic Sales River Improvement Overlay District-4, "C-2NA" Commercial Nonalcoholic Sales District, "H C-1" Light Commercial Mission Historic District, "H C-2NA" Commercial Nonalcoholic Sales Mission Historic District, "H C-2 RIO-5" Commercial Mission Historic River Improvement Overlay District-5, "H C-2" Commercial Mission Historic District, "H C-2NA RIO-5" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay District-5, "H C-3" General Commercial Mission Historic District, "H IDZ" Infill Development Mission Historic District with uses permitted in "MF-33" Multi-Family and "C-2" Commercial Districts, "H MF-33 RIO-5" Multi-Family Mission Historic River Improvement Overlay District-5, "H MF-33" Multi-Family Mission Historic District, "H O-1 RIO-5" Office Mission Historic River Improvement Overlay District-5, "H R-6 RIO-4" Residential Single Family Mission Historic River Improvement Overlay District-4, "H R-6 RIO-5" Residential Single Family Mission Historic River Improvement Overlay District-5, "MF-18 RIO-4" Multi-Family River Improvement Overlay District-4, "MF-25" Multi-Family District, "MF-33 RIO-4" Multi-Family River Improvement Overlay District-4, "MF-33" Multi-Family District, "O-1 RIO-4" Office River Improvement

CASE NO: Z2009134

Final Staff Recommendation - Zoning Commission

Overlay District-4, "R-4 RIO-4" Residential Single Family River Improvement Overlay District-4, "R-6" Residential Single Family District, "R-6 RIO-4" Residential Single Family River Improvement Overlay District-4.

Property Location: Multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410 and remaining portions of said property located outside of said distance from Roosevelt Avenue

Multiple Addresses

Property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410 and remaining portions of said property located outside of said distance from Roosevelt Avenue

Proposal: To adopt zoning districts consistent with adopted future land use plans

Neigh. Assoc. Roosevelt Park Neighborhood Association, Riverside South Neighborhood Association, Mission San Jose Neighborhood Appearance and Safety Committee, East Pyron/
Neigh. Plan ~~South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan~~

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Overview

This zoning case is an integral part of an overall strategy to encourage reinvestment within the Roosevelt Avenue Corridor and was initiated by Resolution 2009-03-05-0005R approved by City Council on March 5, 2009. The zoning case includes recommendations for changes to the base zoning of properties generally located within the boundaries of the proposed Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1). The proposed MC-1 extends 200 feet from the Roosevelt Avenue right-of-way from the terminus of St. Mary's Street to Southeast Military Drive and 300 feet from the Roosevelt Avenue right-of-way from Southeast Military Drive to Southeast Loop 410.

Reinvestment Plan

The Planning & Development Services Department has been working with community members since March 2009 to identify strengths, weaknesses, opportunities, and threats; create a unified vision for the Corridor; and develop strategies to encourage reinvestment. The 7 Reinvestment Strategies that were developed through this community-based process include:

1. Leverage River Improvements & Mission Drive-In Redevelopment
2. Phase out non-contributing uses with a base rezoning of properties in the corridor
3. Adopt a zoning overlay district with unifying design standards for new construction
4. Invest in key drainage, street and sidewalk infrastructure projects
5. Launch community-based initiatives to improve quality of life
6. Link existing business and property owners with funding sources for improvements
7. Create investment opportunities

The zoning changes proposed with this case will address the second reinvestment strategy listed – phase out non-contributing uses with a base rezoning of properties in the corridor. The majority of the proposed zoning changes are consistent with the future land use plans contained in the South Central Community Plan and the Stinson Airport Vicinity Land Use Plan. A plan amendment has been filed to change the future land use designation contained in the Stinson Airport Vicinity Plan from High Density Residential to Mixed Use for 2 parcels (addressed as 3779 and 3783 Roosevelt Avenue) located near the intersection of Roosevelt Avenue and March Avenue. All of the proposed zoning changes would be consistent with the future land use plans

CASE NO: Z2009134

Final Staff Recommendation - Zoning Commission

with the adoption of this proposed amendment.

Rezoning Strategy

The proposed rezoning is based on an overall strategy designed to phase out non-contributing uses by reducing the intensity of allowed commercial uses and eliminating industrial zoning where it is in conflict with the adopted future land use plan designation for a particular property. Downzoning is not proposed for properties located near the intersection of Roosevelt Avenue and Southeast Loop 410 that were recently rezoned to C-3 to support the creation of a regional commercial node. Overall, reducing the intensity of zoning along Roosevelt Avenue will reduce the potential for conflicts with the abutting residential neighborhoods; allow for types of uses that will better serve the surrounding community and visitors to San Antonio River, the Missions, and Stinson Airport; and mitigate potential future traffic problems to ensure Roosevelt Avenue may continue to function as a major north-south arterial. Examples of higher-intensity commercial uses that are permitted by-right in the C-3 zoning district that are not permitted by-right in the less intense commercial zoning districts recommended include: bars, nightclubs, auto repair facilities, auto sales lots, motels, tattoo parlors, private clubs, and party houses. The over proliferation of many of these C-3 only uses within the Roosevelt Corridor has created conflicts with the abutting neighborhoods and made policing for criminal activity difficult.

There are currently 212 parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning within the rezoning case area. C-3 zoning allows for commercial development at a regional scale. Regional commercial development includes high density land uses that draw a customer base from a larger region. Regional commercial uses are typically located at intersection nodes at major arterial roadways and interstate highways, along mass transit systems, or where an existing commercial area has been established. According to the adopted future land use plans, within the rezoning area, regional commercial development is appropriate only within a small node located on the northern side of the intersection of Roosevelt Avenue and Southeast Loop 410. I-1 zoning allows for industrial uses including limited manufacturing, processing, fabricating, and warehousing. Industrial uses should be concentrated at arterials, expressways, and railroad lines and separated from residential uses by an intermediate land use or a significant buffer. There are no parcels within the rezoning area that are designated for industrial use in the future land use plan.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 136, or approximately 64%, are designated as Mixed Use in the future land use plan. The Mixed Use classification provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices, small retail establishments, and high-density residential uses. The parcels that are currently zoned C-3, C-3NA, or C-3R and located within the mixed use land use classification are recommended for rezoning to C-1, C-2, C-2NA, MF-18, MF-25, MF-33, or IDZ in accordance with the existing use, lot size, lot configuration, and surrounding development pattern.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 27, or approximately 13%, are designated for Community Commercial land use in the future land use plan. The Community Commercial classification provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has established. The parcels that are currently zoned C-3, C-3NA, C-3R, or I-1 and located within the community commercial land use classification are recommended for rezoning to C-2 or C-2NA.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 16, or approximately 8%, are designated as Neighborhood Commercial in the future land use plan. The Neighborhood Commercial classification includes less intense commercial uses with low-impact convenience, retail, or service functions. Locations for Neighborhood Commercial uses include arterials, and collectors where they meet arterials. The parcels that are currently zoned C-3, C-3NA, C-3R, or I-1 and are located within the Neighborhood Commercial land use classification are recommended for rezoning to C-1.

Of the parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning, 19, or approximately 9%, are designated as Low Density Residential or High Density Residential in the future land use plan. The Low

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density residential land use classification is composed of single-family houses on individual lots. Certain non-residential uses, such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. The High Density Residential land use classification includes apartments with more than four dwelling units on an individual lot. Single-family, duplexes, triplexes, and quadplexes may also be found in this land use classification. The parcels that are currently zoned C-3, C-3NA, C-3R, or I-1 and are located with the low density residential or high density residential land use classification are recommended for rezoning to R-4, R-6, or MF-33.

The remaining 14 parcels or portions of parcels with C-3, C-3NA, C-3R, or I-1 zoning are designated as Business Park, Public Institutional, Parks/Open Space, or Regional Commercial in the future land use plan and are recommended for rezoning to districts consistent with these land use classifications.

IDZ zoning with uses permitted in C-2 and MF-33 is proposed for the former Mission Drive-In Site which will be the location of the new District 3 branch library and mixed use complex. The IDZ zoning district provides flexible standards that will be necessary for the redevelopment of this vacant parcel that abuts the grounds of Mission San Jose and provides a gateway to the San Antonio River Improvements Project. The redevelopment plans for this parcel call for a mix of office, commercial, and institutional uses within a pedestrian oriented environment. Limited residential uses may also be incorporated into the site. The development of the site will be guided by a master plan which sets standards for building massing and site layout.

Conclusion

The recommended zoning changes would be consistent with the adopted future land use plans pending the proposed amendment, would reduce the potential for conflicts between abutting land uses, and eliminate the potential for the establishment of higher-intensity commercial and industrial uses where no longer deemed appropriate. These zoning changes support Roosevelt Corridor Reinvestment Plan that was prepared through a community based process that identified the Corridor rezoning as 1 of 7 strategies designed to encourage reinvestment in the Roosevelt Corridor

CASE MANAGER : Michael Taylor 207-0145

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Num	Street	Existing Zoning	Proposed Zoning	Current Use	Conforms to Proposed Zoning	Conforms to Existing Zoning
310	ALAMOSA	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
310	ALAMOSA	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
311	ALAMOSA	I1 RIO-4	C2 RIO-4	Dwelling - 1 Family	No	No
314	ALAMOSA	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
315	ALAMOSA	I1 RIO-4	C2 RIO-4	Dwelling - 1 Family	No	No
317	ALAMOSA	I1 RIO-4	C2 RIO-4	Vacant Land	Yes	
318	BUSTILLOS DR	C3 H	C2 H	Vacant Land	Yes	
111	DAGLEY	C3R H	C2 H	Auto Paint & Body Shop	No	No
111	DAGLEY	C3R H	C2 H	Vacant Land	Yes	
111	DAGLEY	R5 H	C2 H	Vacant Land	Yes	
623	E BONNER AVE	C3R H	C2 H*	Motel	No	Yes
290	E HARDING BLVD	C2	C2*	Alcohol - Bar and/or Tavern	No	No
306	E HARDING BLVD	C3 H	C2 H	Industrial - Unclassified	No	No
306	E HARDING BLVD	C3 NA H	C2 NA H	Vacant Land	Yes	
346	E MITCHELL ST	C3	C2	Food Service Establishment	Yes	
1018	E SOUTHCROSS	C3 H	C2 H	Machine Shop with Housing for On-Premise Caretaker	No	No
1020	E SOUTHCROSS	C3 H	C2 H	Machine Shop	No	No
1107	E SOUTHCROSS	C3 C H RIO-5	C2 H RIO-5	Vacant Building	Yes	
1107	E SOUTHCROSS	C3 H RIO-5	C2 H RIO-5	Vacant Building	Yes	
1119	E SOUTHCROSS	C3 H RIO-5	C2 H RIO-5	Vacant Land	Yes	
555	E WHITE AVE	C3NA H	C2NA H	Food Service Establishment	Yes	
555	E WHITE AVE	C3NA H	C2NA H	Food Service Establishment	Yes	
555	E WHITE AVE	C3R H	C2 H	Vacant Land	Yes	
420	EADS AVE	C3R H RIO-5	R6 H RIO-5	Contractor Facility	No	No
105	FELISA ST	C3	C2	Parking Lot - Noncommercial	Yes	
508	GROVE AVE	C3NA H RIO-4	C2 H RIO-4*	Vacant Land	Yes	
508	GROVE AVE	C3NA H RIO-4	C2 H RIO-4*	Vacant Land	Yes	
205	GROVETON	C3NA	C2 NA	Construction Trades Contractors	No	No
215	GROVETON	C3NA	C2 NA	Studio - Fine or Performing Arts	Yes	
1127	MARCH AVE	I1 H	C2 H	Auto and Light Truck Repair	No	No
307	MC KINLEY AVE	I1 RIO-4	C2 RIO-4	Dwelling - 1 Family	No	No
268	RIVERSIDE DR	C3R H RIO-5	MF33 H RIO-5	Vacant Land	Yes	

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298	RIVERSIDE DR	C3 H RIO-5	C2 H RIO-5	Vacant Land	Yes	
310	RIVERSIDE DR	C3 H RIO-5	C2 H RIO-5	Vacant Building	Yes	
112	ROOSEVELT AVE	C3NA	C2 NA	Studio - Fine or Performing Arts	Yes	
222	ROOSEVELT AVE	C3	C2	Studio - Fine or Performing Arts	Yes	
505	ROOSEVELT AVE	C3NA H RIO-4	C2 H RIO-4*	Vacant Land	Yes	
508	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Motel	No	No
511	ROOSEVELT AVE	C3NA H RIO-4	C2 H RIO-4*	Vacant Land	Yes	
512	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Office	Yes	
512	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Parking Lot - Noncommercial	Yes	
520	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Laundry - Limited to Max of 5 Employees	Yes	
526	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Alcohol - Bar and/or Tavern	No	No
530	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Parking Lot - Noncommercial	Yes	
538	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Studio - Fine or Performing Arts	Yes	
541	ROOSEVELT AVE	C3NA H RIO-4	C2 H RIO-4*	Construction Trades Contractors	No	No
600	ROOSEVELT AVE	R4 RIO-4	C2 RIO-4	Vacant Land	Yes	
600	ROOSEVELT AVE	R4 RIO-4	C2 RIO-4	Vacant Land	Yes	
600	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Vacant Land	Yes	
615	ROOSEVELT AVE	C3NA RIO-4	C2NA RIO-4	Vacant Land	Yes	
621	ROOSEVELT AVE	C3NA RIO-4	C2NA RIO-4	Vacant Land	Yes	
626	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Alcohol - Bar and/or Tavern	No	No
702	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Auto and Light Truck Repair	No	No
705	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Alcohol - Bar and/or Tavern	No	Yes
705	ROOSEVELT AVE	C3NA RIO-4	C2NA RIO-4	Alcohol - Bar and/or Tavern	No	Yes
705	ROOSEVELT AVE	C3NA RIO-4	R6 RIO-4	Dwelling - 1 Family	Yes	
705	ROOSEVELT AVE	C3 RIO-4	R6 RIO-4	Dwelling - 1 Family	Yes	
807	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	School - Public Pre-Kindergarten through 12th Grade	Yes	
823	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Warehouse, Storage - Outside (Not Screened)	No	No
907	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Office Warehouse	No	Yes
915	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Electroplating	No	No
1001	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Manufactured Home/ Oversize Vehicle Sales, Service or Storage	No	No
1014	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Auto and Light Truck Repair	No	No

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Num	Street	Existing Zoning	Proposed Zoning	Current Use	Conforms to Proposed Zoning	Conforms to Existing Zoning
1020	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Auto and Light Truck Repair	No	No
1100	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Motel	No	No
1101	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Auto and Light Truck Repair	No	Yes
1103	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Vacant Building	Yes	
1107	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Vacant Building	Yes	
1111	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Vacant Building	Yes	
1115	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Alcohol - Bar and/or Tavern	No	Yes
1118	ROOSEVELT AVE	I1 RIO-4	C2 RIO-4	Food Service Establishment	Yes	
1203	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Convenience Store (With Gasoline)	Yes	
1212	ROOSEVELT AVE	C3 RIO-4	MF-18 RIO-4	Dwelling - 1 Family	Yes	
1214	ROOSEVELT AVE	C3 RIO-4	MF-18 RIO-4	Dwelling - 1 Family	Yes	
1216	ROOSEVELT AVE	C3 RIO-4	MF-18 RIO-4	Dwelling - 1 Family	Yes	
1218	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Boat - Sales and Service	No	Yes
1223	ROOSEVELT AVE	C3 RIO-4	C2 RIO-4	Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted)	Yes	Yes
1301	ROOSEVELT AVE	C3	C2	Alcohol - Bar and/or Tavern	No	Yes
1303	ROOSEVELT AVE	C3	MF-25	Dwelling - 4 Family	Yes	
1306	ROOSEVELT AVE	C3	C2	Motel	No	Yes
1526	ROOSEVELT AVE	C3	C2	Alcohol - Bar and/or Tavern	No	Yes
1805	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Alcohol - Bar and/or Tavern	No	Yes
2126	ROOSEVELT AVE	C3R H RIO-5	C2 H RIO-5	Dwelling - 1 Family	No	No
2126	ROOSEVELT AVE	C3NA H RIO-5	C2NA H RIO-5	Vacant Land	Yes	
2202	ROOSEVELT AVE	O2 H RIO-5	O1 H RIO-5	National Park Service Office	Yes	
2202	ROOSEVELT AVE	C3NA H RIO-5	C2NA H RIO-5	Office	Yes	
2305	ROOSEVELT AVE	C3NA C H RIO-5	R6 H RIO-5	School - Vocational Trade (No Outside Storage & Training Area Permitted)	No	Yes
2327	ROOSEVELT AVE	C3 H RIO-5	R6 H RIO-5	Manufactured Home Park	No	No
2343	ROOSEVELT AVE	C2 H RIO-5	R6 H RIO-5	Manufactured Home Park	No	No
2617	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Recreational Vehicle Park	No	No
2618	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Industrial - Unverified	No	No
2626	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Dwelling - 1 Family	No	No
2702	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Food Service Establishment	Yes	

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Num	Street	Existing Zoning	Proposed Zoning	Current Use	Conforms to Proposed Zoning	Conforms to Existing Zoning
2707	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Retail Store	Yes	
2711	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Motel	No	Yes
2712	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Motor Vehicle Sales	No	Yes
2714	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Motor Vehicle Sales	No	Yes
2717	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Motel	No	Yes
2727	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Motel	No	Yes
2734	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Convenience Store (With Gasoline)	Yes	
2743	ROOSEVELT AVE	C3 H	C2 H	Art Supply Store	Yes	
2833	ROOSEVELT AVE	I1 H	C2 H	Vacant Land	Yes	
2835	ROOSEVELT AVE	I1 H	C2 H*	Vacant Building	Yes	
2835	ROOSEVELT AVE	C3 H	C2 H*	Vacant Building	Yes	
2840	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Vacant Land	Yes	
2840	ROOSEVELT AVE	C3 C H RIO-5	C2 H RIO-5	Vacant Land	Yes	
2840	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Vacant Land	Yes	
2900	ROOSEVELT AVE	C3 H RIO-5	C2 H RIO-5	Vacant Land	Yes	
2901	ROOSEVELT AVE	C3 H	C2 H*	Vacant Building	Yes	
2901	ROOSEVELT AVE	I1 H	C2 H*	Vacant Land	Yes	
2917	ROOSEVELT AVE	C3 H	C2 H	Food Service Establishment, Florist - Retail, Barber or Beauty Shop	Yes	
2918	ROOSEVELT AVE	C3NA H RIO-5	C2NA H RIO-5	Auto Parts - Retail	Yes	
2931	ROOSEVELT AVE	C3 H	C2 H	Barber or Beauty Shop	Yes	
2933	ROOSEVELT AVE	C3 H	C2 H	Vacant Building	Yes	
2935	ROOSEVELT AVE	C3 H	C2 H	Vacant Building	Yes	
2937	ROOSEVELT AVE	C3 H	C2 H	Secondhand Merchandise	Yes	
3015	ROOSEVELT AVE	C3 H	C2 H	Alcohol - Bar and/or Tavern	No	Yes
3015	ROOSEVELT AVE	C3NA H	C2NA H	Vacant Land	Yes	
3023	ROOSEVELT AVE	C3 H	C2 H	Vacant Building	Yes	
3023	ROOSEVELT AVE	C3NA H	C2NA H	Vacant Land	Yes	
3035	ROOSEVELT AVE	C3 H	C2 H	Truck Repair and Maintenance	No	Yes
3035	ROOSEVELT AVE	C3 H	C2 H	Secondhand Merchandise, Food Service Establishment	Yes	

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3100	ROOSEVELT AVE	C3 H	IDZ H with uses permitted in MF33 and C2	Vacant Land	Yes	
3100	ROOSEVELT AVE	C3 H	IDZ H with uses permitted in MF33 and C2	Vacant Land	Yes	
3119	ROOSEVELT AVE	C3 H	C2 H	Food Service Establishment	Yes	
3211	ROOSEVELT AVE	C3R H	C2 H*	Motor Vehicle Sales	No	Yes
3215	ROOSEVELT AVE	C3R H	C2 H*	Convenience Store (With Gasoline)	Yes	
3227	ROOSEVELT AVE	C3 H	C2 H*	Auto and Light Truck Repair	No	Yes
3263	ROOSEVELT AVE	C3R H	C2 H*	Convenience Store (With Gasoline)	Yes	
3267	ROOSEVELT AVE	C3R H	C2 H*	Day Care Center, Drugstore - Apothecary	Yes	
3311	ROOSEVELT AVE	C3R H	C2 H*	Food Service Establishment	Yes	
3323	ROOSEVELT AVE	C3R H	C2 H*	Food Service Establishment	Yes	
3331	ROOSEVELT AVE	C3R H	C2 H*	Vacant Building	Yes	
3343	ROOSEVELT AVE	C3R H	C2 H	Vacant Building	Yes	
3371	ROOSEVELT AVE	C3 H	C2 H	Air Conditioning/ Refrigeration - Service and Repair	No	No
3406	ROOSEVELT AVE	C3 H	C2 H	Auto Paint and Body	No	No
3406	ROOSEVELT AVE	C3NA C H	C2NA H	Auto Paint and Body	No	No
3422	ROOSEVELT AVE	C3 H	C2 H	Drug Store - Apothecary, Medical - Clinic (Physician and/or Dentist)	Yes	
3422	ROOSEVELT AVE	C3 H	C2 H	Vacant Land	Yes	
3432	ROOSEVELT AVE	I1 H	C3 H	Office	Yes	
3502	ROOSEVELT AVE	C3	C2	Food Service Establishment	Yes	
3510	ROOSEVELT AVE	C3	C2	Food Service Establishment	Yes	
3511	ROOSEVELT AVE	C3	C2	Food Service Establishment	Yes	
3511	ROOSEVELT AVE	C3	C2	Food Service Establishment	Yes	
3523	ROOSEVELT AVE	C3	C2	Food Service Establishment	Yes	
3533	ROOSEVELT AVE	C3	C2	Vacant Land	Yes	
3533	ROOSEVELT AVE	C3	C2	Vacant Land	Yes	
3533	ROOSEVELT AVE	C3NA	C2NA	Vacant Land	Yes	
3543	ROOSEVELT AVE	C3	C2	Medical - Clinic (Physician and/or Dentist)	Yes	

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3550	ROOSEVELT AVE	C3	C2	Variety Store - Retail	Yes	
3555	ROOSEVELT AVE	C3	C2	Motel	No	Yes
3601	ROOSEVELT AVE	C3	C2*	Auto Parts Retail, Office	Yes	
3626	ROOSEVELT AVE	C3	C2	Variety Store - Retail	Yes	
3628	ROOSEVELT AVE	C3	C2	Retail Store	Yes	
3628	ROOSEVELT AVE	C3R	C2	Variety Store - Retail	Yes	
3635	ROOSEVELT AVE	C3	C2*	Auto State Vehicle Inspection Station, Auto Muffler-Installation and Sales Only, Manufacture Home Park	No	Yes
3705	ROOSEVELT AVE	C3	C2*	Alcohol - Bar and/or Tavern	No	Yes
3706	ROOSEVELT AVE	C3 H	C2 H	Vacant Land	Yes	
3710	ROOSEVELT AVE	C3 H	C2 H	Alcohol - Bar and/or Tavern (SOB), Secondhand Merchandise (No Outside), Barber or Beauty Shop	No	Yes
3715	ROOSEVELT AVE	C3	C2*	Motel	No	Yes
3727	ROOSEVELT AVE	C3	C2*	Day Care Center	Yes	
3730	ROOSEVELT AVE	C3 H	C2 H	Motor Vehicle Sales	No	Yes
3730	ROOSEVELT AVE	R4 H	C2 H	Motor Vehicle Sales	No	No
3737	ROOSEVELT AVE	C3	C2	Church, Temple, Mosque	Yes	
3760	ROOSEVELT AVE	C3 H	C2 H	Motel	No	Yes
3770	ROOSEVELT AVE	C3 H	C2 H	Motel	No	Yes
3774	ROOSEVELT AVE	C3 H	C2 H	Tire Repair - Auto and Small Truck	Yes	
3779	ROOSEVELT AVE	C3	C2*	Sporting Goods - Retail	Yes	
3779	ROOSEVELT AVE	C3	C2*	Sporting Goods - Retail	Yes	
3780	ROOSEVELT AVE	C3 H	C2 H	Auto and Light Truck Repair	No	Yes
3780	ROOSEVELT AVE	I1 H	C2 H	Auto and Light Truck Repair	No	No
3783	ROOSEVELT AVE	C3	C2*	Auto and Light Truck Repair, Motor Vehicle Sales	No	Yes
4647	ROOSEVELT AVE	C3	C2	Barber or Beauty Shop	Yes	
4705	ROOSEVELT AVE	C3	C2*	Food Service Establishment	Yes	
4709	ROOSEVELT AVE	C3	C2*	Hydraulic Shop	No	No
4714	ROOSEVELT AVE	C3	C2	Church	Yes	
4714	ROOSEVELT AVE	I1	C2	Church	Yes	
4715	ROOSEVELT AVE	C3	C2*	Convenience Store (with Gasoline)	Yes	
4719	ROOSEVELT AVE	C3	C2*	Office for Hydraulic Shop	Yes	

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4729	ROOSEVELT AVE	C3	C2*	Vacant Land	Yes	
4802	ROOSEVELT AVE	C3	C2	Used Car Sales	No	Yes
4802	ROOSEVELT AVE	I1	C2	Used Car Sales	No	No
4803	ROOSEVELT AVE	C3	C2*	Vacant Building	Yes	
4805	ROOSEVELT AVE	C3	C2*	Salvage Yard	No	No
4841	ROOSEVELT AVE	I1	C2*	Welding Shop, Tire Repair	No	Yes
4841	ROOSEVELT AVE	C3	C2*	Welding Shop, Tire Repair	No	No
4844	ROOSEVELT AVE	C3	C2	Vacant Land	Yes	
4844	ROOSEVELT AVE	C3	C2	Vacant Land	Yes	
4844	ROOSEVELT AVE	C3	C2	Vacant Land	Yes	
4849	ROOSEVELT AVE	I1	C2*	Food Service Establishment	Yes	
4849	ROOSEVELT AVE	C3	C2*	Food Service Establishment	Yes	
5019	ROOSEVELT AVE	I1	C2	Vacant (Purchased by WE Investments)	Yes	
5019	ROOSEVELT AVE	C3	C2	Vacant Land	Yes	
5019	ROOSEVELT AVE	C3 NA	C2 NA	Vacant Land	Yes	
944	SE MILITARY DR	C3	C2	Food Service Establishment	Yes	
1130	SE MILITARY DR	C3	C2	Motel	No	Yes
755	STEVES AVE	I1 RIO-4	C2 RIO-4	Alochol - Bar and/or Tavern	No	No
806	STEVES AVE	I1 RIO-4	MF-18 RIO-4	Dwelling - 1 Family	Yes	
810	STEVES AVE	I1 RIO-4	MF-18 RIO-4	Dwelling - 1 Family	Yes	
814	STEVES AVE	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
815	STEVES AVE	O2 RIO-4	O1 RIO-4	Office Professional	Yes	
818	STEVES AVE	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
822	STEVES AVE	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
407	W HIGHLAND BLVD	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
414	W HIGHLAND BLVD	I1 RIO-4	C2 RIO-4	Dwelling - 1 Family	No	No
500	W HIGHLAND BLVD	C3NA RIO-4	MF-33 RIO-4	Dwelling - Multifamily (33 units/acre maximum)	Yes	
507	W HIGHLAND BLVD	C3NA RIO-4	C2NA RIO-4	Vacant Land	Yes	
1018	WARE BLVD	C3	C2	Church, Temple, Mosque	Yes	
1018	WARE BLVD	C3	C2	Sporting Goods - Retail	Yes	
340	WILKENS	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
342	WILKENS	I1 HS RIO-4	C2 HS RIO-4	Office Professional	Yes	

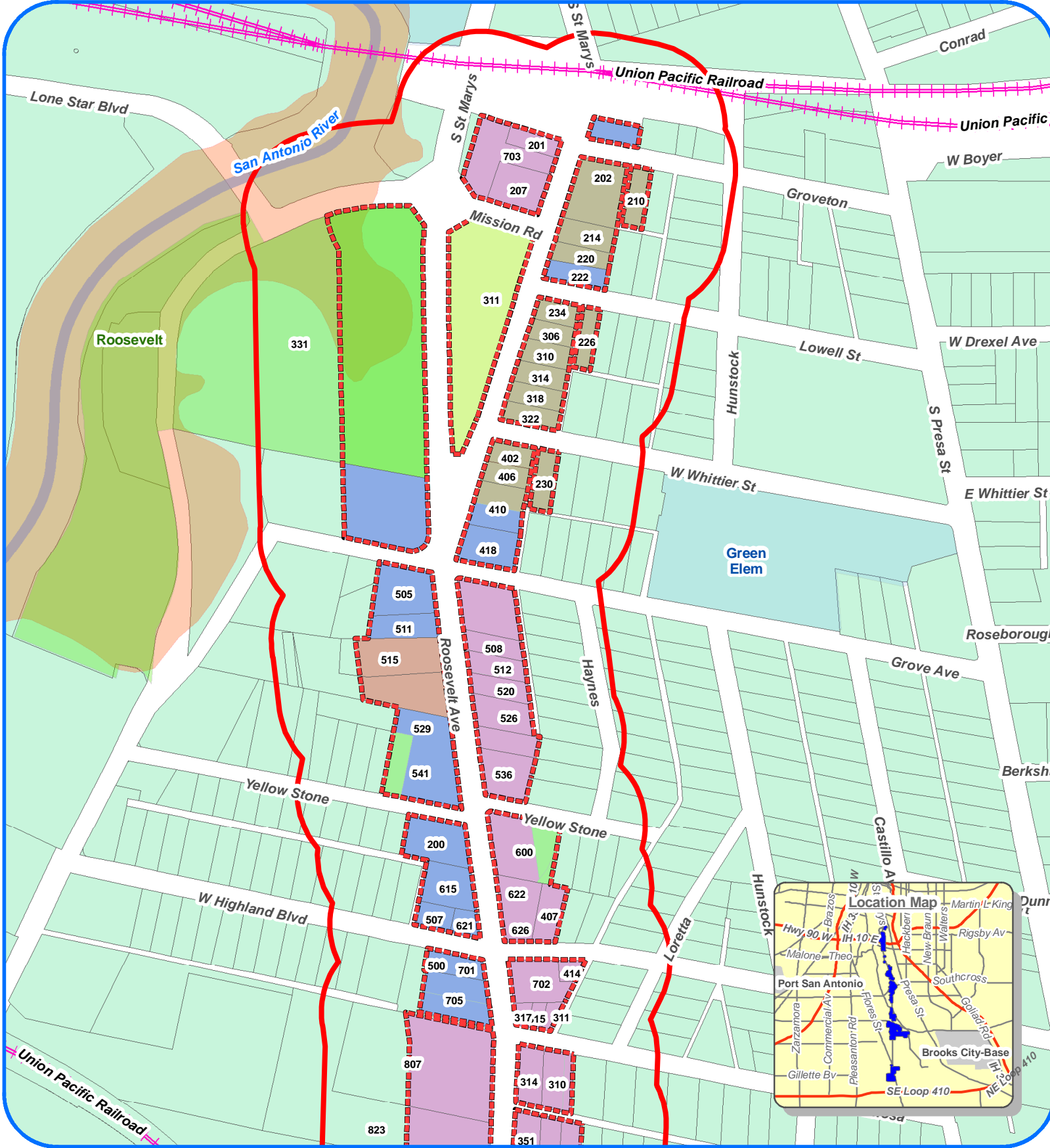
*Proposed Zoning has Changed Since
8/18/09 Zoning Commission Hearing

Roosevelt Corridor Rezoning

Z2009134

Num	Street	Existing Zoning	Proposed Zoning	Current Use	Conforms to Proposed Zoning	Conforms to Existing Zoning
342	WILKENS	I1 HS RIO-4	C2 HS RIO-4	Office Professional	Yes	
343	WILKENS	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
347	WILKENS	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
351	WILKENS	I1 RIO-4	R4 RIO-4	Dwelling - 1 Family	Yes	
122	WOODHULL	C3NA C H	C2NA H	Parking and Transient Vehicle Storage - Related to a Delivery	No	No
142	WOODHULL	C3 H	C2 H	Vacant Building	Yes	
150	WOODHULL	C3 H	C2 H	Vacant Building	Yes	
150	WOODHULL	C3 H	C2 H	Vacant Land	Yes	
200	YELLOW STONE	C3NA RIO-4	C2NA RIO-4	Vacant Land	Yes	

*Proposed Zoning has Changed Since
8/18/09 Zoning Commission Hearing



Zoning Case Notification Plan

Case Z-2009-135

Sheet 1 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties
- 200' Notification Buffer
- 100-Year FEMA Floodplain
- Schools
- Parks

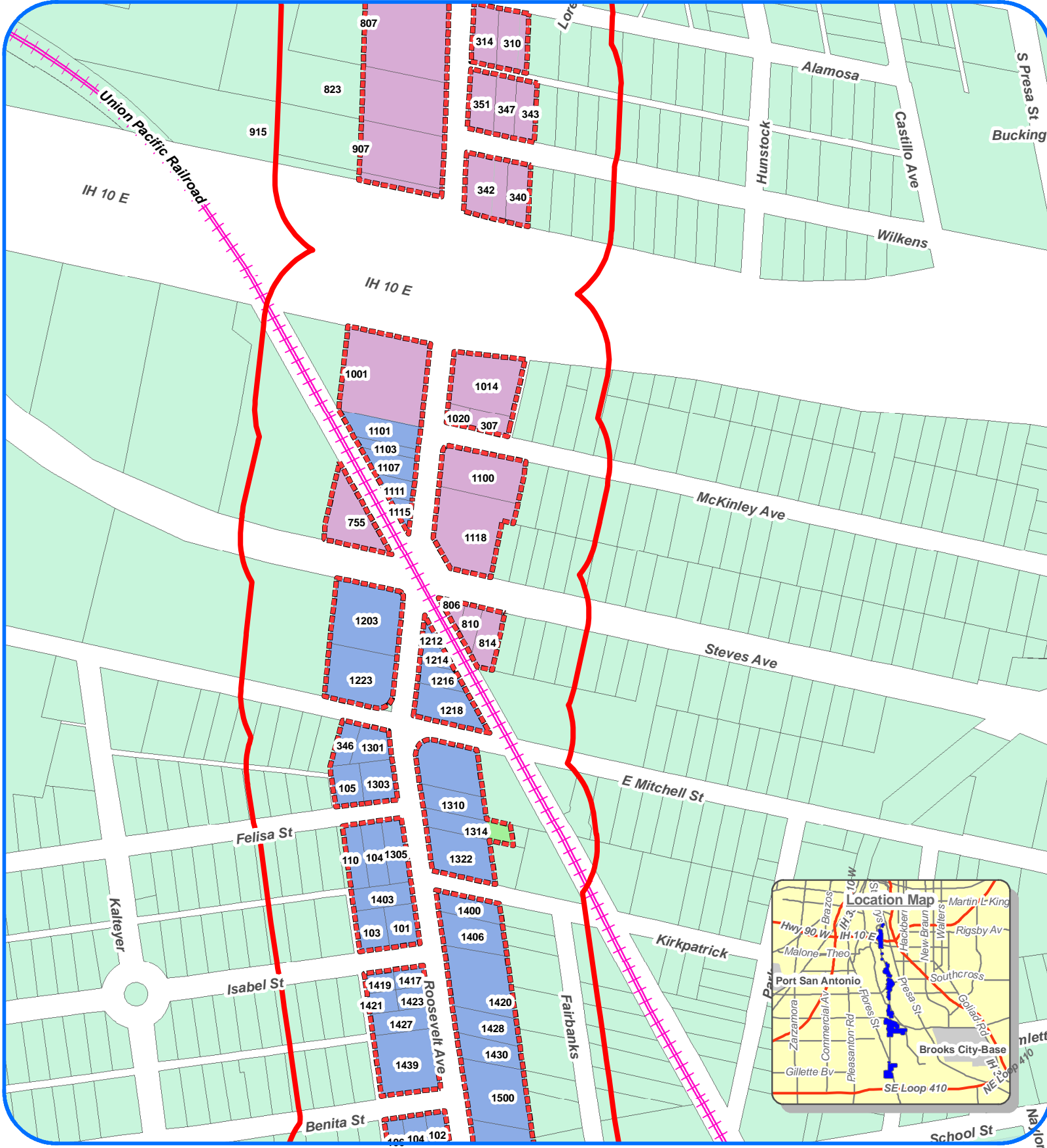
Current Zoning

- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 2 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties
- 200' Notification Buffer
- 100-Year FEMA Floodplain
- Schools
- Parks

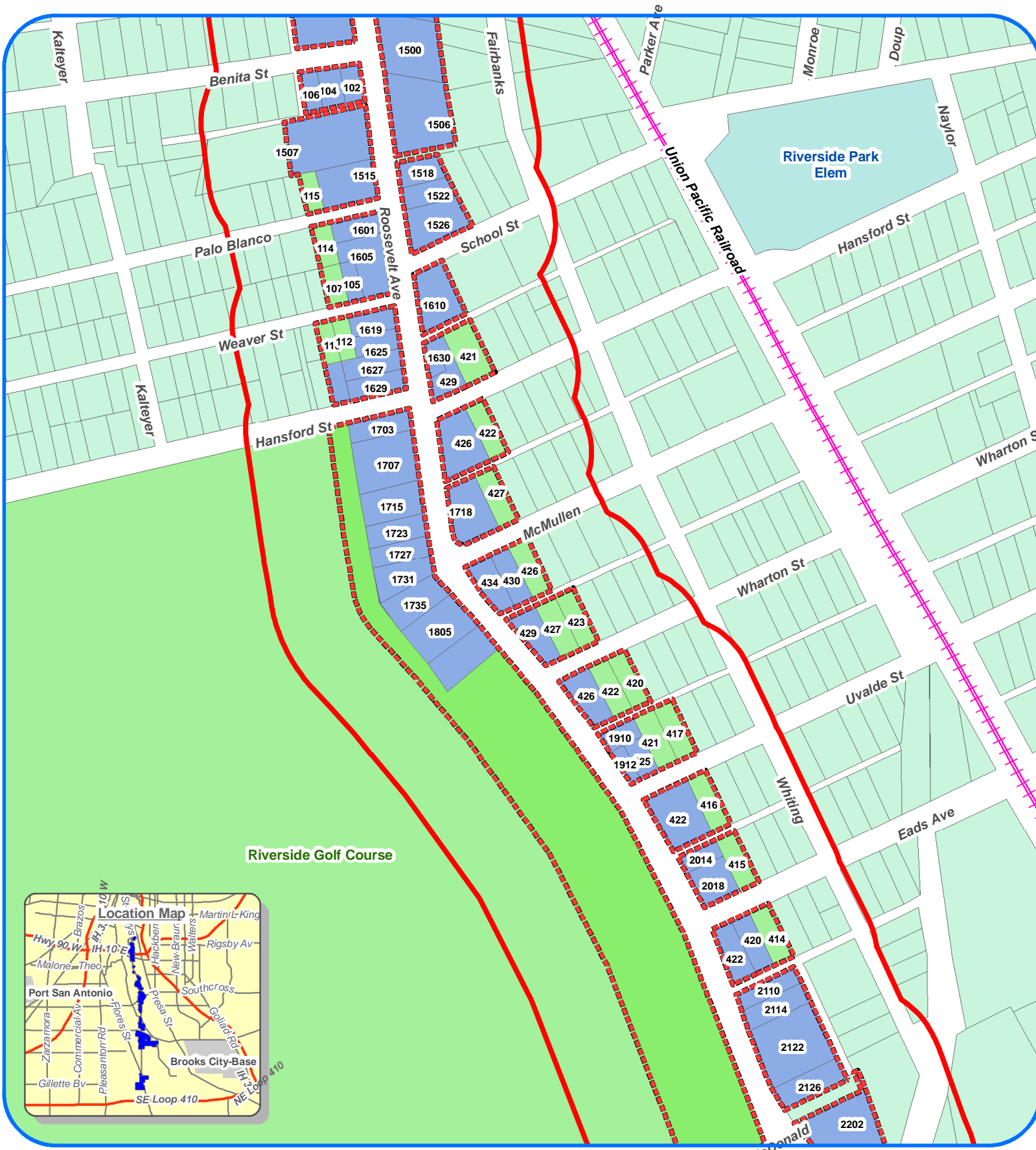
Current Zoning

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- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 3 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties - - - - -
- 200' Notification Buffer —————
- 100-Year FEMA Floodplain
- Schools
- Parks

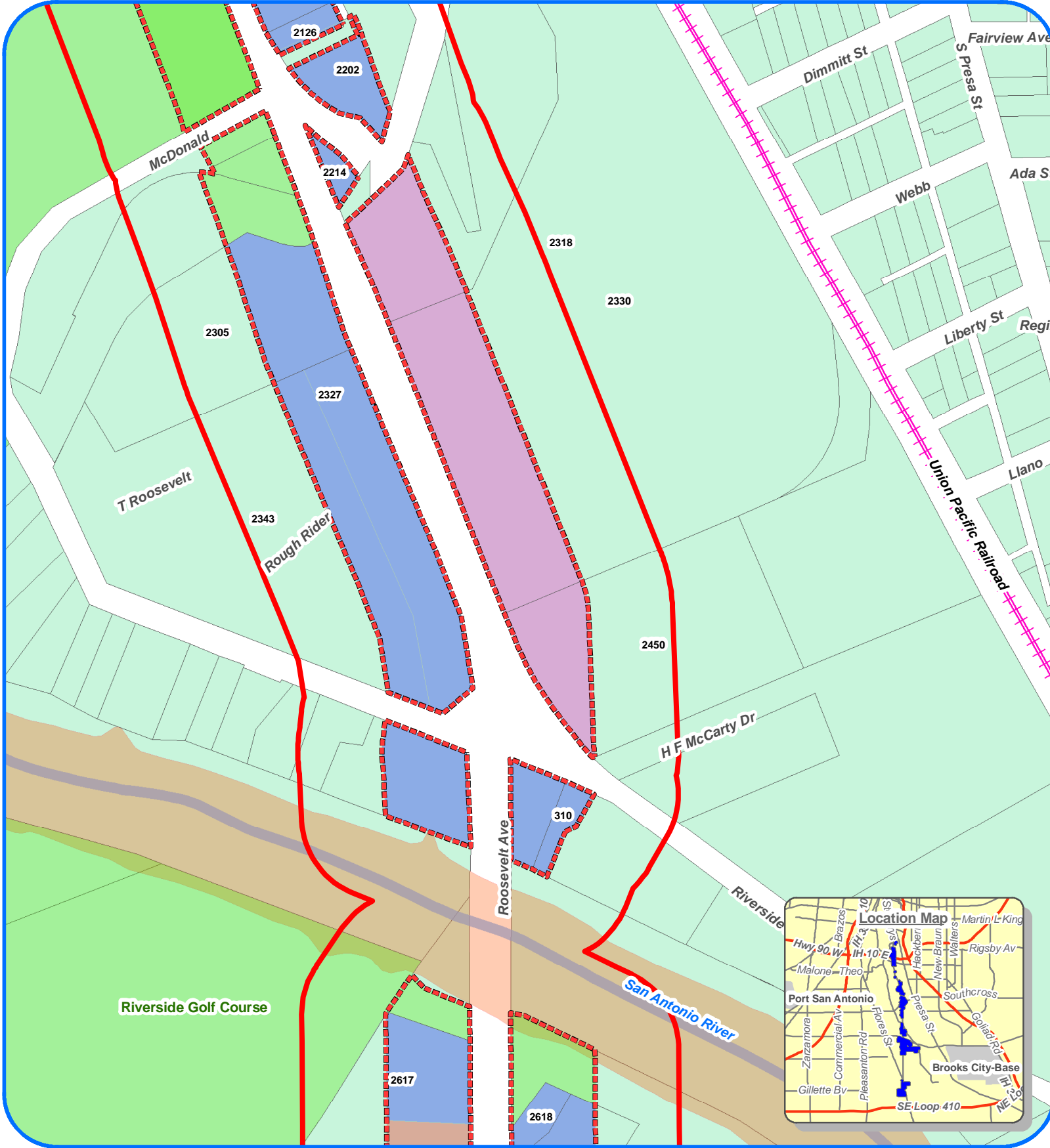
Current Zoning

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- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 4 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

Subject Properties	
200' Notification Buffer	
100-Year FEMA Floodplain	
Schools	
Parks	

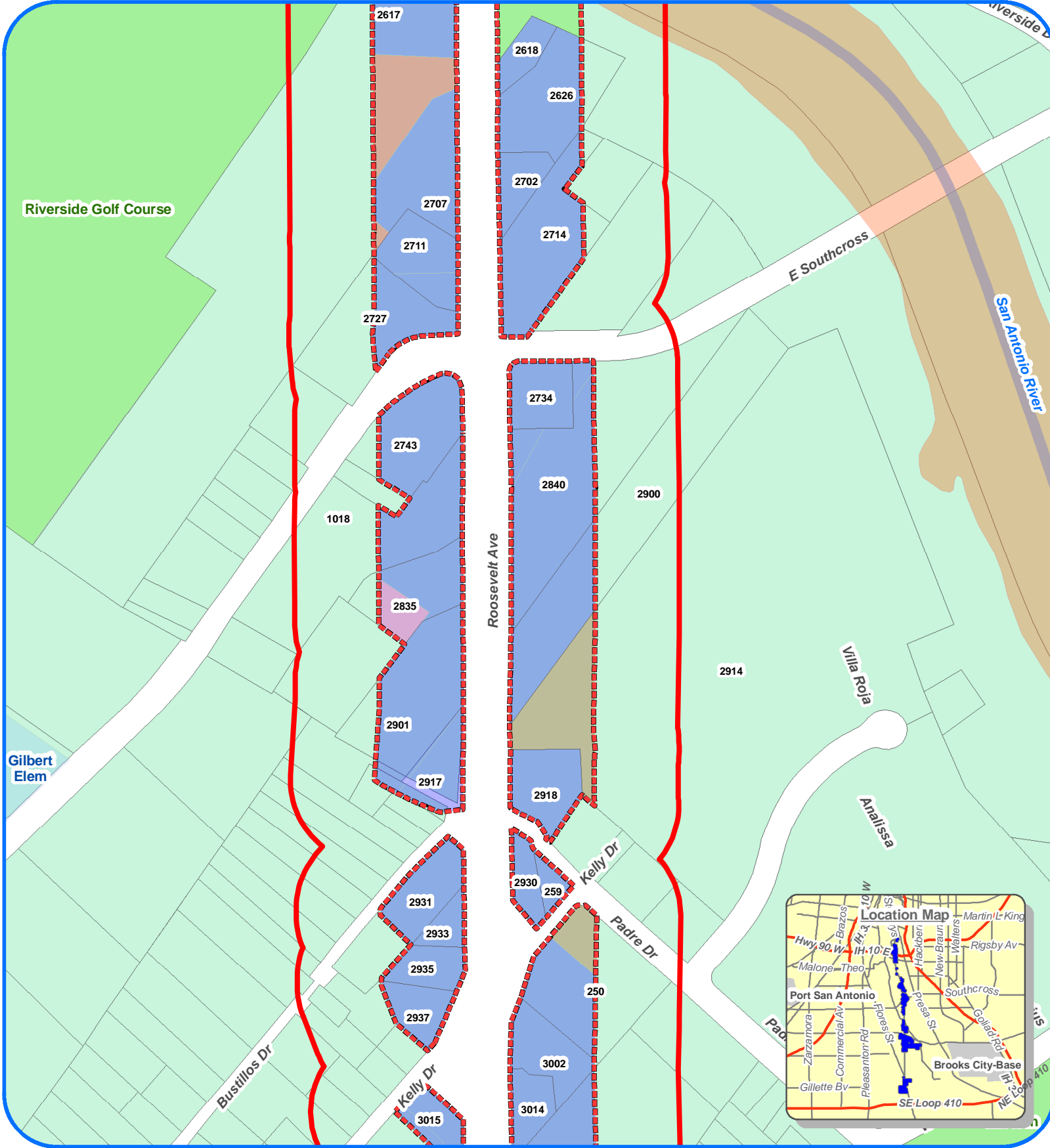
Current Zoning

Commercial	
Industrial	
Multi-Family Residential	
Manufactured Housing	
Office	
Single-Family Residential	



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 5 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties - - - - -
- 200' Notification Buffer —————
- 100-Year FEMA Floodplain
- Schools
- Parks

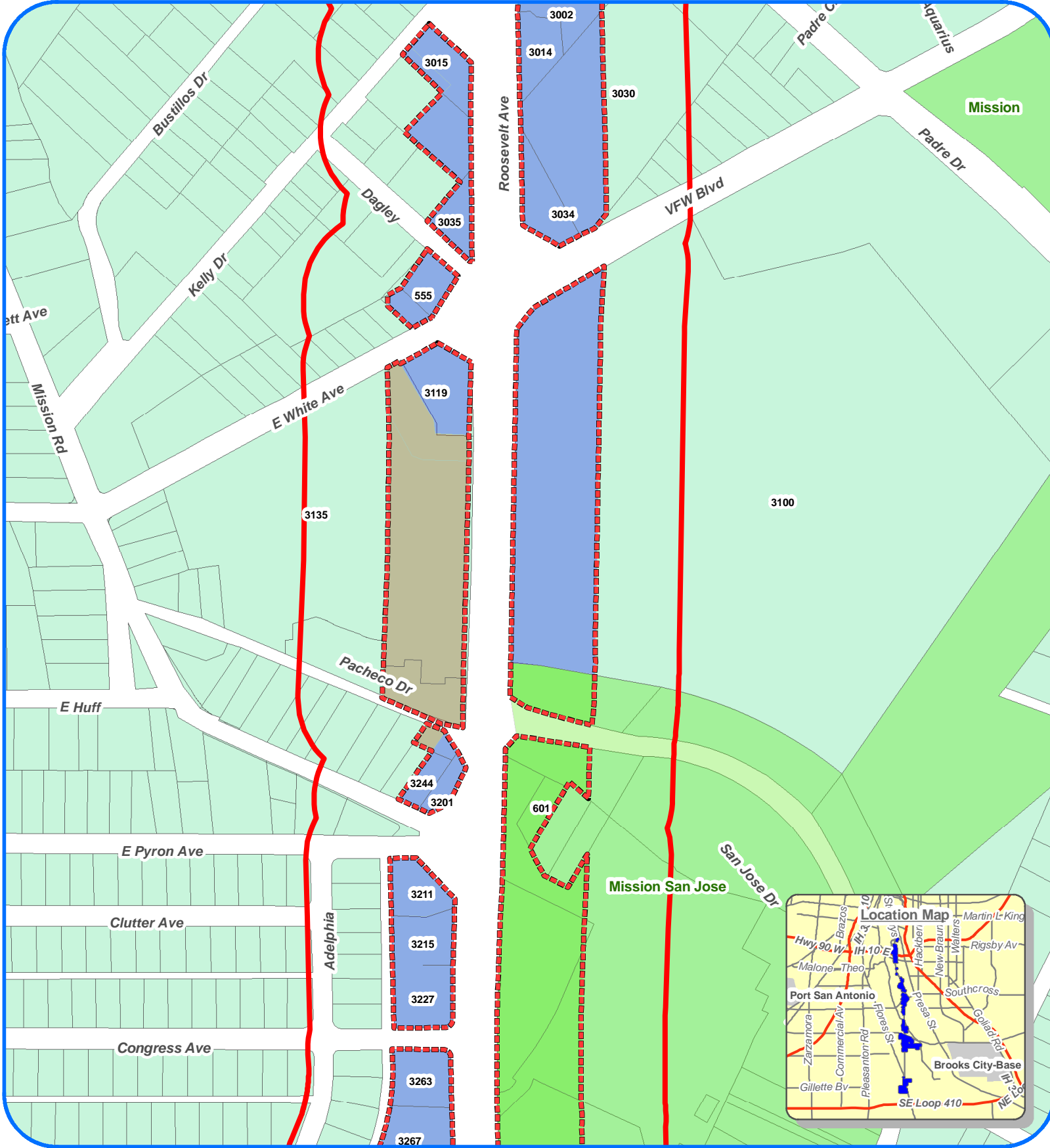
Current Zoning

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- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 6 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties
- 200' Notification Buffer
- 100-Year FEMA Floodplain
- Schools
- Parks

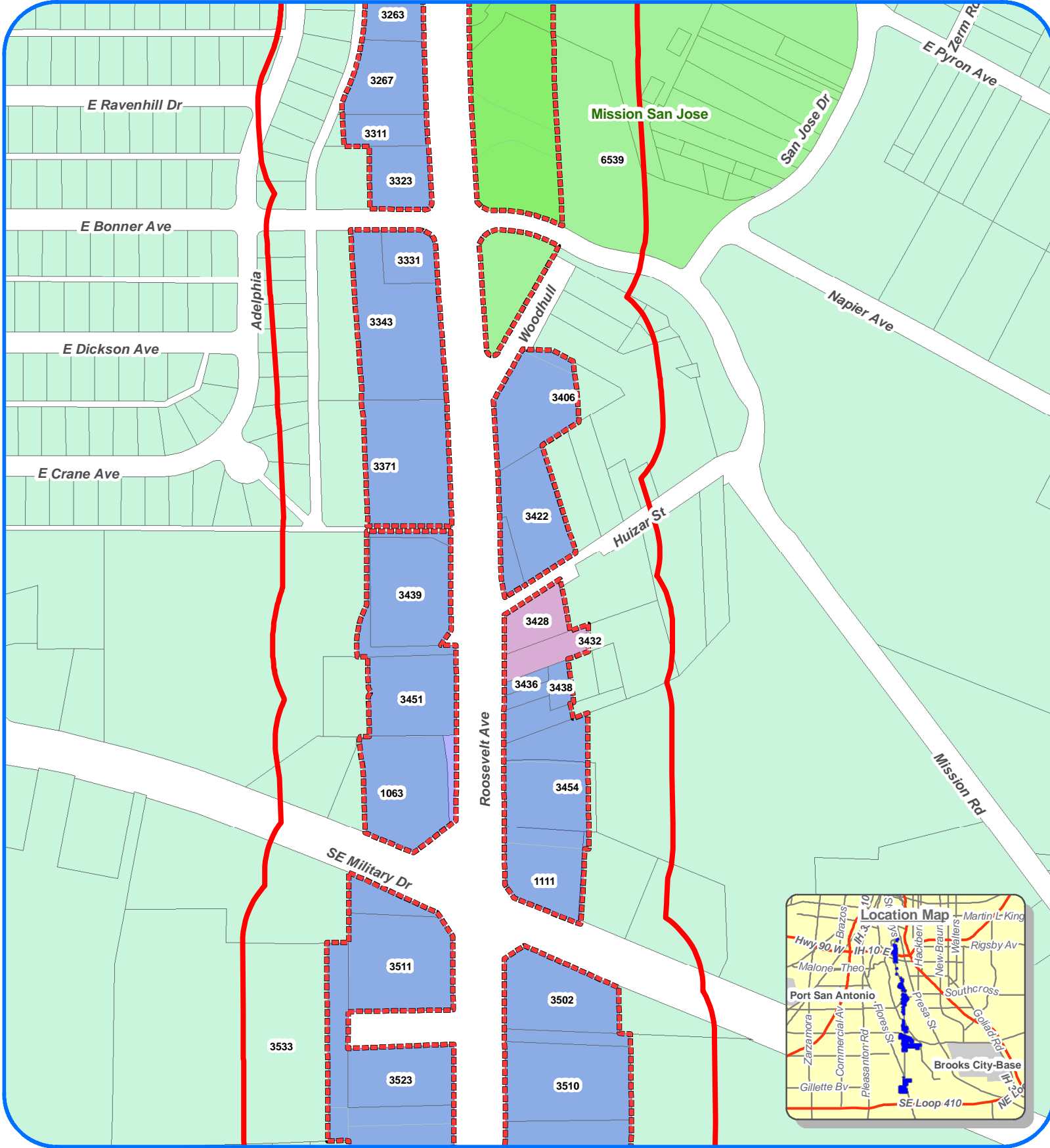
Current Zoning

- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 7 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties - - - - -
- 200' Notification Buffer —————
- 100-Year FEMA Floodplain
- Schools
- Parks

Current Zoning

- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



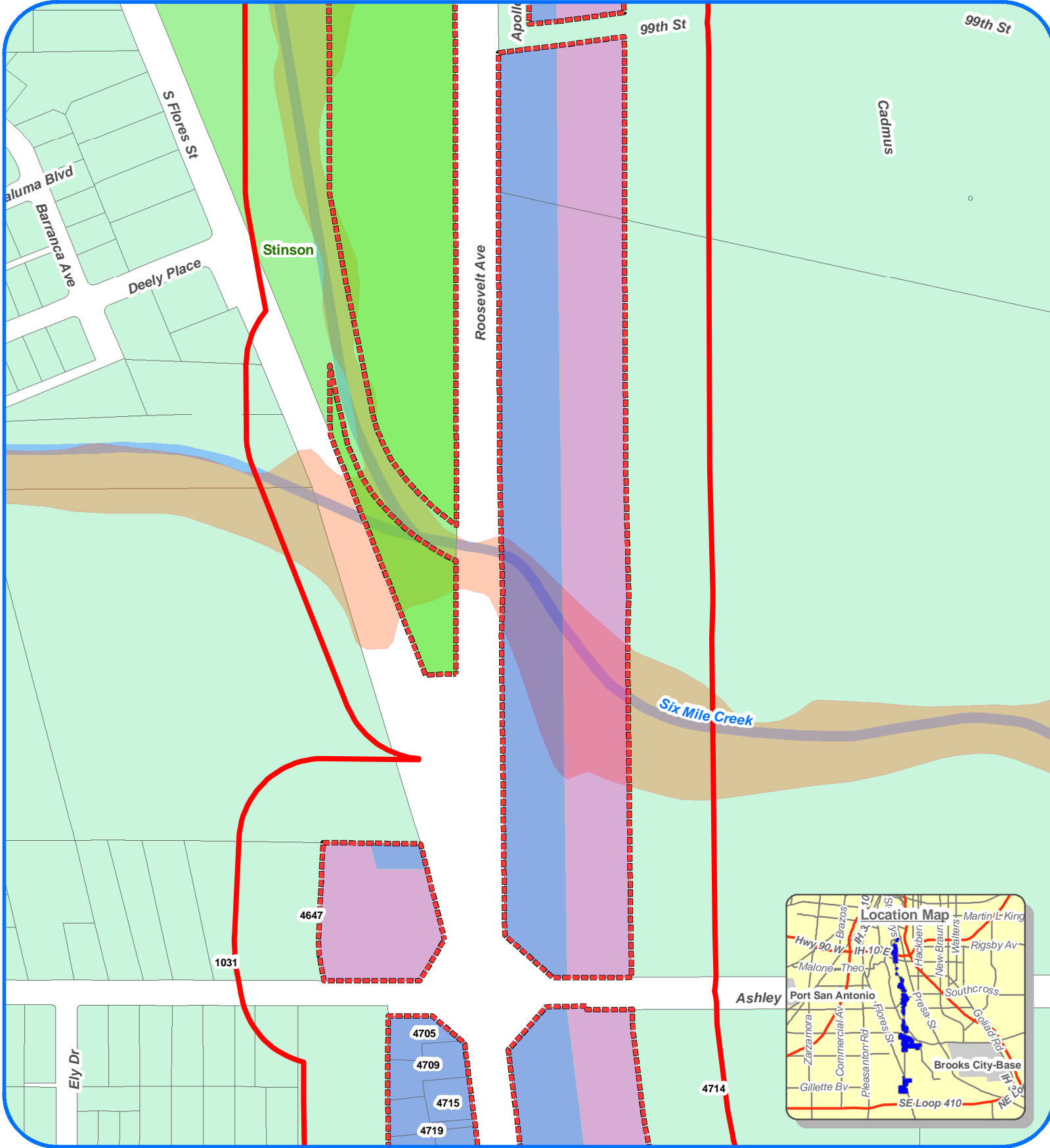
Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



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City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 10 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties
- 200' Notification Buffer
- 100-Year FEMA Floodplain
- Schools
- Parks

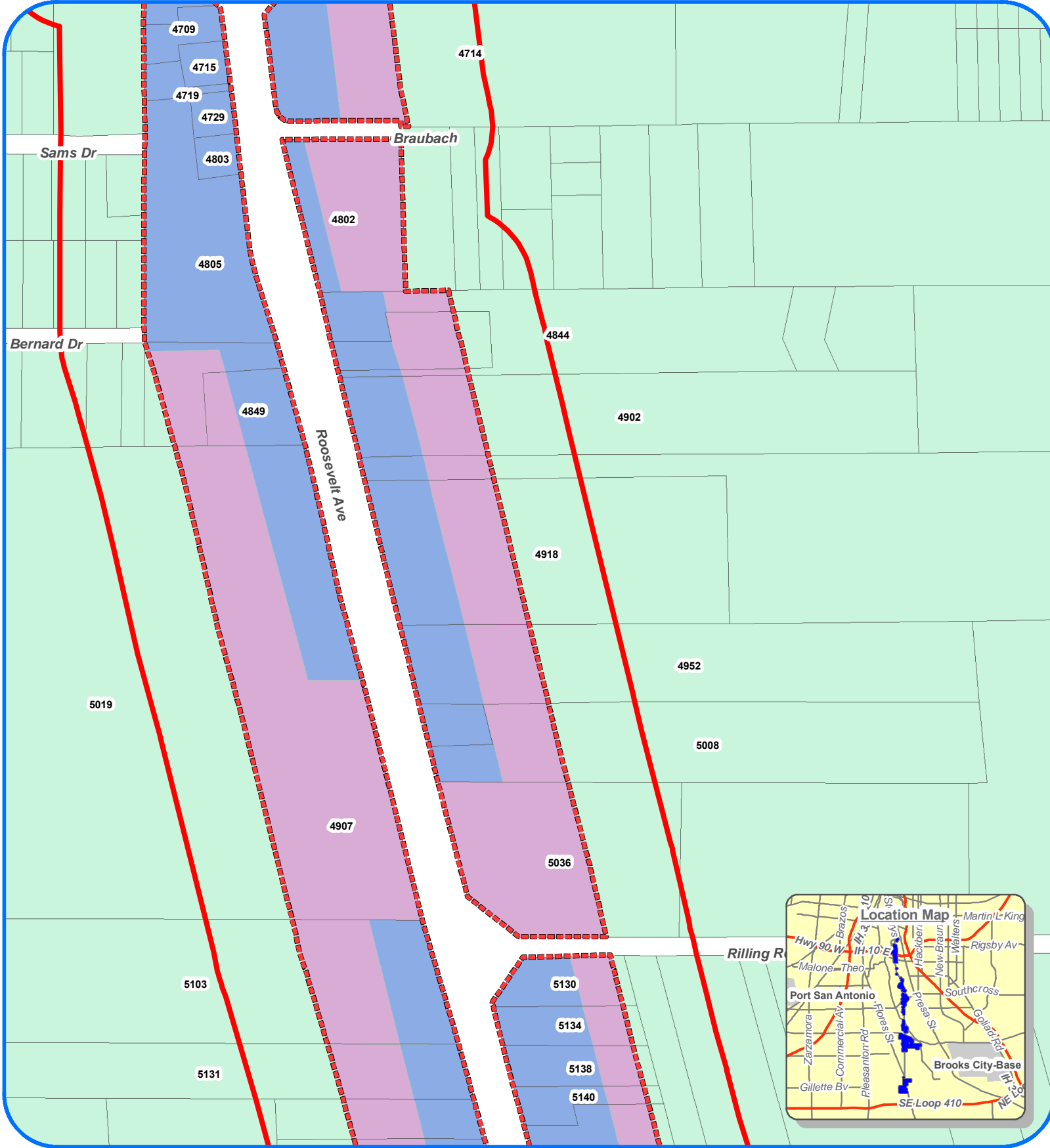
Current Zoning

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- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 11 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties -----
- 200' Notification Buffer —————
- 100-Year FEMA Floodplain
- Schools
- Parks

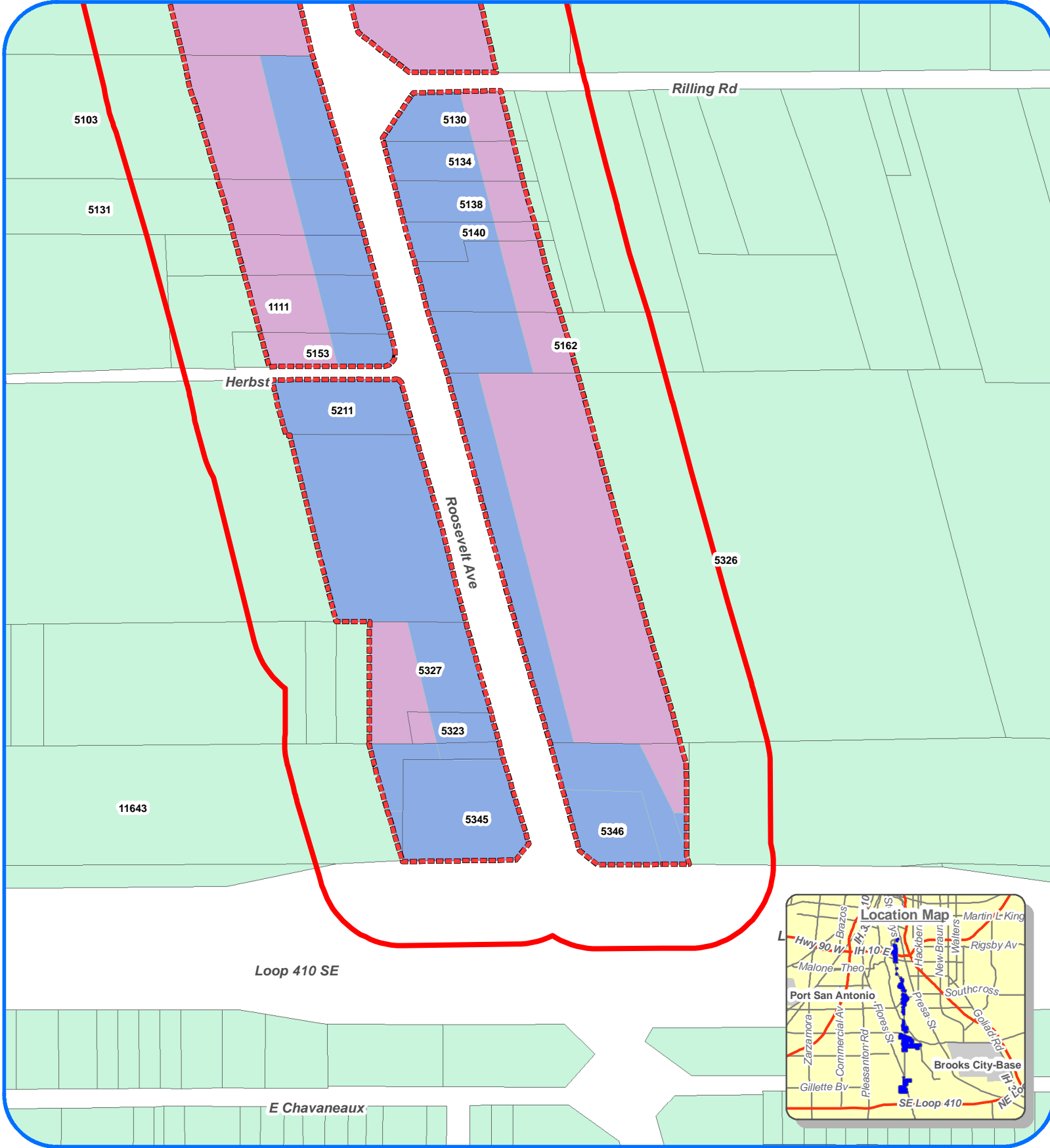
Current Zoning

- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)



Zoning Case Notification Plan

Case Z-2009-135

Sheet 12 of 12

Council Districts 3 and 5

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): Various (See Attachment)

Legend

- Subject Properties - - - - -
- 200' Notification Buffer —————
- 100-Year FEMA Floodplain
- Schools
- Parks

Current Zoning

- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Housing
- Office
- Single-Family Residential



Proposal: MC-1 Overlay Will Be Added to All Current Zoning Classifications on Subject Properties

Planning & Development Services Dept
City of San Antonio
(07/29/2009 - E Hart)

CASE NO: Z2009135

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009 Zoning Commission Continuance (Commissioner's Request) from August 18, 2009

Council District: 35

Ferguson Map: 616, 650, 651, 68

Applicant Name: **Owner Name:**

City of San Antonio Multiple Property Owners

Zoning Request: From Multiple Zoning Districts to Multiple Zoning Districts to adopt the Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1).

Property Location: Multiple legal descriptions for property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410

Multiple Addresses

Property generally located within 200 feet of Roosevelt Avenue between the terminus of St. Mary's Street and Southeast Military Drive and 300 feet of Roosevelt Avenue between Southeast Military Drive and Southeast Loop 410

Proposal: To designate Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1)

Neigh. Assoc. Roosevelt Park Neighborhood Association, Riverside South Neighborhood Association, Mission San Jose Neighborhood Appearance and Safety Committee, East Pyron/
Neigh. Plan ~~South-Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan~~

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Overview

This zoning case is an integral part of an overall strategy to encourage reinvestment within the Roosevelt Avenue Corridor and was initiated by Resolution 2009-03-05-0005R approved by City Council on March 5, 2009. This zoning case includes the designation of the proposed Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1) – an overlay district with site and building design standards developed through a community based process. The proposed MC-1 extends 200 feet from the Roosevelt Avenue right-of-way from the terminus of St. Mary's Street to Southeast Military Drive and 300 feet from the Roosevelt Avenue right-of-way from Southeast Military Drive to Southeast Loop 410. Metropolitan Corridor Overlay Districts are enabled under Section 35-339.01: Corridor Districts of the Unified Development Code (UDC). The proposed Roosevelt Avenue Metropolitan Corridor Overlay District would be the first metropolitan corridor overlay district in the City and would include the designation "MC-1" as specified in Section 35-339.01 of the UDC.

Reinvestment Plan

The Planning & Development Services Department has been working with community members since March 2009 to identify strengths, weaknesses, opportunities, and threats; create a unified vision for the Corridor; and develop strategies to encourage reinvestment. The 7 Reinvestment Strategies that were developed through this community-based process include:

1. Leverage River Improvements & Mission Drive-In Redevelopment
2. Phase out non-contributing uses with a base rezoning of properties in the corridor
3. Adopt a zoning overlay district with unifying design standards for new construction
4. Invest in key drainage, street and sidewalk infrastructure projects
5. Launch community-based initiatives to improve quality of life

CASE NO: Z2009135

Final Staff Recommendation - Zoning Commission

6. Link existing business and property owners with funding sources for improvements
7. Create investment opportunities

The zoning changes proposed with this case will address the third reinvestment strategy listed – adopt a zoning overlay district with unifying design standards for new construction. The site and building design standards included with this overlay district were developed to ensure new construction is compatible with the existing neighborhoods and is sensitive to the historical, cultural, and natural resources that are found along, or linked by, the Roosevelt Corridor including the San Antonio River Improvements Project, the Mission Drive-In Redevelopment that includes the new District 3 branch library, Mission San Jose and the San Antonio Missions National Historical Park, and Stinson Airport.

Designation Criteria

To be designated a corridor district, an area must meet one or more of the criteria outlined in Section 35-339.01 of the UDC. The proposed Roosevelt Avenue Metropolitan Corridor lies along a street in the city's adopted major thoroughfare plan; and abuts, traverses or links designated historic landmarks and/or districts; has historically served as a regional or neighborhood commercial center, provides primary access to one or more major tourist attractions; and abuts, traverses or links the San Antonio River.

Public Process

Community outreach for the proposed MC-1 included 3 public meetings and 6 planning team meetings. The public process was initiated with a Planning Team Information Session on March 3, 2009, where the owners of property along Roosevelt; neighborhood association representatives; members from the South Central San Antonio Community Plan Planning Team and Stinson Vicinity Land Use Plan Steering Committee; representatives from public entities including school districts, public utilities, and the San Antonio River Authority; and others who have been involved in previous planning efforts on the southside were invited to learn more about the proposed overlay district and become members of the Planning Team. After the information session, the Planning Team was formed and began their regular meetings on March 24, 2009. The Planning Team began with a Visioning Session, followed by 2 meetings focused on reinvestment strategies, followed by 3 meetings focused on refining the draft design standards for the proposed MC-1 overlay district. The Planning Team reported back to the larger community and solicited input during two public meetings held on May 12 and July 28. Total attendance at the 9 meetings was over 430 with more than 700 volunteer hours devoted to the creation of these design standards and other reinvestment strategies for the Roosevelt Corridor.

MC-1 Design Standards

The proposed Roosevelt Avenue Corridor District includes a set of site development standards that would provide a climate where individual actions will complement each other and be sensitive to the historical, cultural, and natural resources found within the Corridor. The site development standards are incorporated into the development review process at the time a building permit is requested, and plans are submitted for review. The ordinance will not affect the underlying zoning of a property, nor will it require a property owner to rehabilitate existing structures or signs to conform to the new standards.

Section 35-339.01 of the UDC outlines the specific development and design standards which may be addressed as part of a corridor district. The goal when developing the MC-1 standards was to strike a balance between regulations, incentives, and recommendations. Hence the MC-1 Overlay District includes both standards (objective, measurable regulations with which all projects must comply) and guidelines (suitable for most projects, and should be followed to the greatest extent possible).

The following elements are addressed in the development standards:

- Right-of-way sidewalk configuration
- Internal sidewalk location and configuration
- Off-street parking screening
- Off-street parking space reduction ratio
- Front yard fence material requirements
- Screening requirement for outside storage and mechanical equipment (exemption for solar systems)
- Screening requirement for lighting fixtures

CASE NO: Z2009135

Final Staff Recommendation - Zoning Commission

- Native landscape material requirement
- Stormwater retention/detention facility screening requirement
- Underground utility requirement
- Building material requirement
- Billboard prohibition
- Reductions to freestanding sign height and sign message area, sign placement, and sign design requirements
- Reductions to attached sign height and sign message area

The following elements are addressed in the development guidelines:

- Siting/ Grading to incorporate Low Impact Development strategies for managing stormwater
- Lot coverage to reduce impervious cover
- Number of drives, shared drives, internal circulation drives
- Parking space placement behind buildings
- Recommendations for pervious pavement, cooperative parking agreements, bicycle parking
- Low rock walls for front yard fencing
- Decorative lighting fixtures that complement the Mission Trails lights
- Stormwater retention/ detention facility as natural feature
- Building materials, articulation, and windows
- Recommendations against exterior mounted security bars
- Sign design and lighting

The Roosevelt Avenue Corridor Overlay District does not address uses. Existing businesses may remain in the area and conduct ordinary repair and maintenance of their properties and signs indefinitely without triggering the new ordinance.

When an application for a permit for a property within a Corridor District is received, staff with the Neighborhood and Urban Design section of the Planning and Development Services Department is charged with reviewing the submitted plans for conformance with the adopted standards within 10 days. After the Neighborhood and Urban Design Section has reviewed the applicant's plans, a Certificate of Compliance is either issued or denied via the City's online permitting system. If denied, the applicant may resubmit with the appropriate changes or appeal to the Board of Adjustment. One option available to applicants that seek conformity to the standards before construction plans are finalized is to request preliminary plan review from the Planning and Development Services Department at which point Corridor District compliance could be addressed. Projects located within the boundaries of a historic district (H) or designated as historic significant (HS) or historic exceptional (HE) shall require final approval by the Historic and Design Review Commission (HDRC). For properties located within the boundaries of the proposed MC-1 and also located within a River Improvement Overlay District (RIO), the RIO standards shall take precedence.

Conclusion

The adoption of the Roosevelt Avenue Metropolitan Corridor Overlay District will ensure new construction is compatible with the existing neighborhood and is sensitive to the historic, natural, and cultural assets found in the Corridor. The adoption of this overlay district supports the Roosevelt Corridor Reinvestment Plan that was prepared through a community based process and that the adoption of an overlay district with design standards as one of seven strategies designed to encourage reinvestment within the Roosevelt Corridor

CASE MANAGER : Michael Taylor 207-0145

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

General Purpose Statements

- Projects located within the boundaries of a historic district (H) or designated as historic significant (HS) or historic exceptional (HE) shall require final approval by the Historic and Design Review Commission (HDRC). For properties located within the boundaries of the MC-1 and also located within a RIO Overlay District (RIO), the RIO standards shall take precedence.
- Property zoned industrial shall be exempt from the building material and fencing standards included in this overlay district if a Type C landscape bufferyard is provided along at least 75% of each frontage line that abuts a public right-of-way. If this option is utilized and a fence or building is constructed with materials that otherwise would not be permitted, the fence or building must be located behind the landscape bufferyard.
- Single family residential structures in platted subdivisions shall not be subject to the design standards of this overlay district.
- The width of the MC-1 varies depending on the major thoroughfare classification of Roosevelt Avenue.
 - Roosevelt North - Arterial Type B – Lone Star Boulevard to the north to SE Military Dr to the south
 - Maximum Corridor Width = 200 feet each side of existing right-of-way
 - Roosevelt South – Arterial Type A – SE Military Dr to the north to Loop 410 to the south
 - Maximum Corridor Width = 300 feet each side of existing right-of-way

	Element	Design Standard	Guidelines
		Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
1.0	SITE		
1.1	Siting, Grading	None Required by MC-1	Utilize Low Impact Development (LID) strategies for managing stormwater ¹ . Grade/ regrade to reduce or eliminate stormwater runoff to Roosevelt Avenue and other right-of-ways. Hold

¹ For more information on Low Impact Development, consult *Low Impact Development Design Strategies: An Integrated Design Approach* prepared by Prince George's County, Maryland, Department of Environmental Resources, Programs and Planning Division, 1999.

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

	Element	Design Standard	Guidelines
		Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
1.2	Lot Coverage	None Required by MC-1	water on property for landscape irrigation and groundwater recharge. Capture and store rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation. Utilize rain gardens and natural retention/ detention ponds to capture and store runoff for groundwater recharge.
1.3	Lot Frontage	None Required by MC-1	
1.4	Building Setbacks (front & side)	None Required by MC-1	
1.5	Driveway Size & Sidewalks	<u>Right-of-Way Sidewalks</u> Sidewalks shall be at least 4 feet wide and separated from the back of the curb with a minimum 2 foot wide planting strip. <u>Internal Sidewalks</u>	<ul style="list-style-type: none"> Reduce the number of driveways and/ or the width of driveways on existing developed properties to minimize the potential for conflict between pedestrians, bicyclists, and vehicles. For lots with less than 200 feet of street frontage, a single access point is desired. For lots with more than 200 feet of street frontage, no more than 1 access point per 200 feet of

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

	Element	Design Standard	Guidelines
		Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
		<p>A minimum 4 foot wide continuous pedestrian route shall connect the primary building entrance to the street sidewalk, connect all publicly accessible buildings within a site, and connect to any existing or planned pedestrian circulation systems abutting the site. The pedestrian route shall be separated from parking stalls and vehicular drives with vegetation and/or landscaping material. This route may cross loading areas or vehicular drives but in such cases shall include high visibility pavement markings.</p>	<p>frontage is desired.</p> <ul style="list-style-type: none"> • Provide vehicular, pedestrian and bicycle access to abutting lots to reduce entry/ exit maneuvers from/ onto Roosevelt Avenue. • Utilize shared driveways where possible • Consider using pervious concrete, pervious pavers or crushed aggregate for all or part of the sidewalks, driveways and parking lots to reduce impervious cover.
1.6	Parking, off-street parking and loading requirements	<p><u>Off-Street Parking Screening</u></p> <p>Drives and parking areas located within the front yard shall be screened from view of the right-of-way by utilizing one of the screening methods described below:</p> <ul style="list-style-type: none"> • Construction of a 3-foot tall masonry wall. The area on either side of the masonry wall shall include native, drought tolerant and heat resistant plants that block access to the masonry wall to discourage graffiti • Installation of 3-foot tall earthen berms and/ or dense landscaping. If plants are used, they must achieve the minimum height and form and opaque visual barrier at maturity. <p><u>Off-Street Parking Space Reduction Ratio</u></p>	<ul style="list-style-type: none"> • Overflow parking and parking for employees should be placed in the side or rear yards and the building placed closer to the street to limit the distance a pedestrian must travel from the right-of-way sidewalk to the front door. • Consider using pervious pavement, especially for overflow parking areas • Utilize cooperative parking agreements to reduce the number of unused or seldom used parking spaces. • Provide bicycle parking and bicycle circulation routes • Drives and parking areas within the front yard are discouraged. If drives or parking areas are located in the front yard, they should be limited to a single drive and a single row of parking.

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

	Element	Design Standard <small>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</small>	Guidelines <small>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</small>
		Up to 25% of the minimum off-street parking spaces may be substituted for bicycle parking spaces at a ratio of 1 off-street parking space for 1 bicycle space. This substitution ratio applies only to bicycle spaces provided in excess of UDC requirements.	
1.7	Fences	Chain link fences shall not be permitted in the front yard.	Low rock walls (maximum height of 3 feet) are preferred to other types of fencing in the front yard
1.8	Screening	<ul style="list-style-type: none"> • Outside storage areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility cabinets and microwave and satellite antennas (greater than 2 meters in diameter) shall be completely screened from view at the front property line. Screening may be achieved by construction of a solid walled enclosure constructed with approved cladding materials (see section 2.2: Building Materials), evergreen plant materials, or landscaped earthen berm. • Roof top mounted equipment shall be screened from view of abutting right-of-ways. Screening may be achieved through the use of parapets, mansard roof forms, or other permanently affixed, solid, opaque building materials. • Screening shall not be required for rainwater harvesting equipment 	

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

	Element	Design Standard	Guidelines
		Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
1.9	Screening of lighting for entrances, parking lots, walkways, and building exteriors	<ul style="list-style-type: none"> Exterior lighting fixtures for entrances, parking lots, and walkways shall incorporate a vertical cut-off angle of 90 degrees or less. Any structural part of the fixture providing this cut-off angle shall be permanently affixed. Lighting of building exteriors (uplighting or downlighting that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. 	Decorative lighting fixtures add character and value to the built environment. Decorative lighting fixtures may be used to focus attention to a particular area, demarcate the course of a historic trail, or provide continuity. The Mission Trails incorporate a unique "candy cane" shaped light fixture that marks the trail's course in the public right-of-way. It would not be appropriate to use these exact fixtures off of the trail, but using fixtures with a design inspired by these candy cane fixtures would create a link between the Mission Trail and adjacent properties and create a unified appearance.
1.10	Landscaping to encourage the use of native trees and plants	Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List (See UDC Appendix E)	Native plants are well suited to our climate and appropriate for xeriscape planting methods. The Mission Reach of the San Antonio River Improvements Project includes replacing invasive, non-native plants with natives as part of the ecosystem restoration plan. Utilizing natives on private properties in the area will help prevent future encroachment of invasive species into the River channel as well as create a more sustainable natural environment.
1.11	Tree preservation	None Required by MC-1	
1.12	Natural areas to encourage the use	Stormwater retention/ detention facilities located in the front yard shall be integrated as a landscape	Stormwater retention/ detention facilities can double as attractive and ecologically valuable

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

	Element	Design Standard	Guidelines
		Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
	of native trees and plants	feature using native Texas plants in the San Antonio Recommended Plant List (See UDC Appendix E) or fully screened from view using the off-street parking screening standards specified in 1.6.	natural areas. Plants can slow the flow of water, aid in the breakdown of pollutants, and reduce the holding time for stormwater.
1.13	Satellite dishes and components to the extent permitted by federal laws and regulations	None Required by MC-1	
1.14	Solar systems and components	Solar systems and components shall be placed to maximize efficiency and shall not require screening	
1.15	Noise levels	None Required by MC-1	
1.16	Utilities	On-site utilities shall be located underground unless required by the utility to be otherwise located.	
2.0	BUILDING		
2.1	Building Size	None Required by MC-1	
2.2	Building Materials	<u>Primary Cladding Materials</u> Buildings shall incorporate a combination of glass and masonry (or masonry equivalents) as cladding	<ul style="list-style-type: none"> • Use of native stone and materials, recycled materials is encouraged • Building facades that face a public street and exceed 50 feet in horizontal length should

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

Element	Design Standard	Guidelines
	<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>material for building elevations that face a public right-of-way. The following building materials are permitted for use as cladding material:</p> <ul style="list-style-type: none"> ○ Transparent Glass ○ Native Stone ○ Brick ○ Tile ○ Stucco or EIFS ○ Cultured Stone or Cast Stone ○ Architecturally finished block (i.e. burnished block, split-faced concrete masonry units) ○ Architecturally finished pre-cast or poured in place concrete wall that is profiled, sculptured or otherwise provides three dimensional interest ○ Cement fiber siding <p><u>Accent Materials</u></p> <p>Materials not included in the above list of permitted materials may be used as accent materials for building elevations that face a public right-of-way. The total area of all accent materials shall not exceed 25% of any single elevation.</p> <p><u>Overhead Doors</u></p> <p>Overhead doors located on a building façade that faces a public street shall be constructed of</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>incorporate, at least every 50 feet, projections or indentations, changes in texture, changes in color, or changes in material to provide architectural interest and a human scale.</p> <ul style="list-style-type: none"> ● Building facades that face a public street should incorporate entry areas, transparent glass, awnings, galleries or arcades along at least 50% of the façade to provide a more inviting and pleasant space for customers. ● The use of exterior mounted security bars and gates is discouraged. If security gates are utilized, they should be mounted on the interior of the building and fully retract so as not to be visible during business hours. If security bars are utilized, they should be mounted to interior of the building, or, if mounted to the exterior, should be integral to the architectural design of the building.

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

	Element	Design Standard <small>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</small>	Guidelines <small>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</small>
		transparent glass panels or a combination of transparent glass panels and wood or metal.	
3.0	SIGNS		
3.1	Off-Premise Signs	Off-premise signs shall not be permitted	
3.2	Freestanding Signs	<p>Maximum Sign Height</p> <p><u>Roosevelt North</u> 10 feet single or dual tenant 15 feet multiple tenant</p> <p><u>Roosevelt South</u> 25 feet single tenant 30 feet dual tenant 40 feet multiple tenant</p> <p>Maximum Sign Message Area</p> <p><u>Roosevelt North</u> 64 feet single or dual tenant 96 feet multiple tenant</p> <p><u>Roosevelt South</u> 65 feet single tenant 150 feet dual tenant 200 feet multiple tenant</p>	<ul style="list-style-type: none"> Consider using external light source to illuminate signs instead of using internal illumination. Internally illuminated signs detract from the historical sites and natural landscape of the area. Consider using smaller signs, artistic signs, signs that add to the architectural character of the building

Roosevelt Avenue Metropolitan Corridor Overlay District

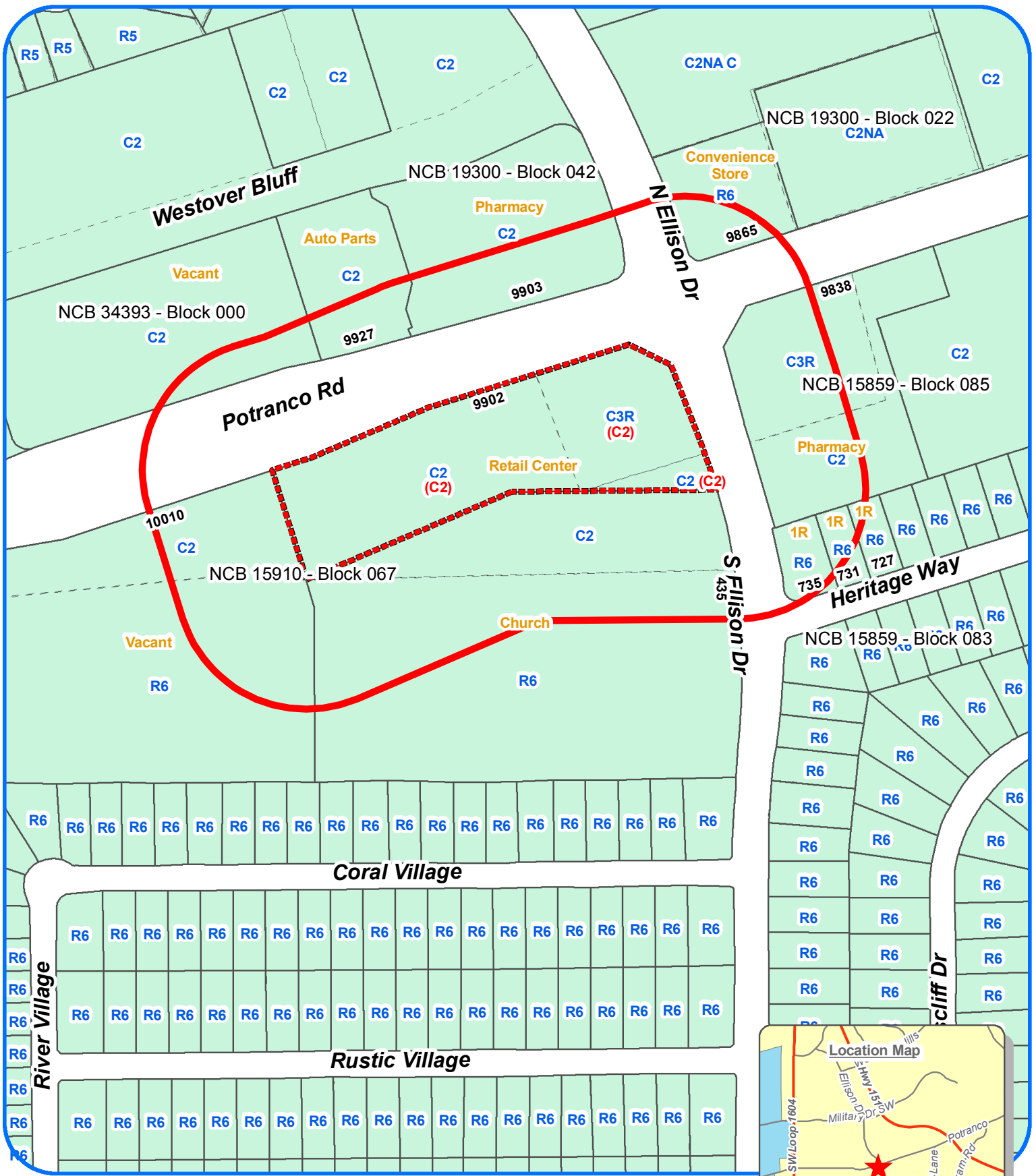
Design Standards & Guidelines

	Element	Design Standard Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
		<p>Sign Placement</p> <p>One freestanding sign per platted lot is permitted. Additional freestanding signs shall be permitted if a minimum spacing between signs of two hundred (200) feet exists along one side of the street and no sign is within the clear vision area as defined by section 35-506. Additional freestanding signs shall not exceed seventy-five (75) percent of the allowable height and size of the primary sign as specified in sections 3.2 and 3.3.</p> <p>Sign Design</p> <p>Freestanding signs shall include a finished base to encase/ enclose support structure(s) at ground level. The finished base shall be constructed of materials approved for use as primary cladding materials (see Section 2.2: Building Materials).</p>	
3.3	Attached Signs	<p>Maximum allowable sign area, as a percentage of the area of each building elevation:</p> <p><u>Roosevelt North</u> 15% - cabinet sign, channel letters raised or incised and painted or flat sign</p> <p><u>Roosevelt South</u> 10% - cabinet sign</p>	

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

	Element	Design Standard	Guidelines
		<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>15% - channel letters raised or incised 15% - painted or flat sign</p> <p>Prohibited Signs</p> <p>Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building.</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p>



Zoning Case Notification Plan

Case Z-2009-139

Council District 4

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 15910 - Block 067 - Lot 94

Legend

- Subject Property (2.737 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(09/01/2009 - E Hart)

CASE NO: Z2009139

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Council District: 4

Ferguson Map: 612 E3

Applicant Name:

Owner Name:

Mickey Meyer-Sturgis

Potranco Plaza Shopping Center Investors, Ltd.

Zoning Request: From "C-2" Commercial District and "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-2" Commercial District.

Property Location: 2.737 acres out of NCB 15910

9902 Potranco Road

On the southwest corner of South Ellison Drive and Potranco Road

Proposal: To allow alcohol sales with food consumption

Neigh. Assoc. Heritage Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

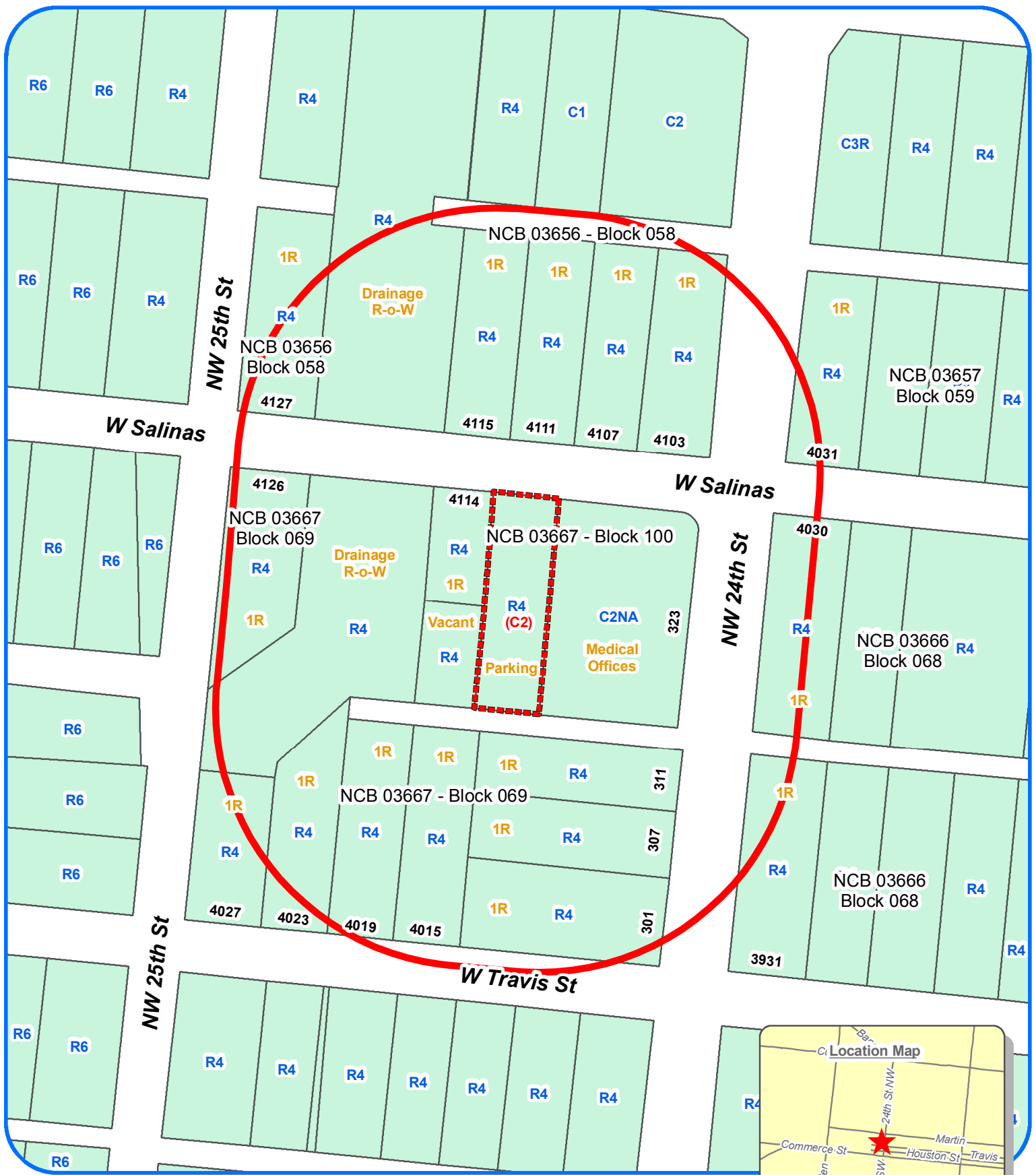
Staff Recommendation:

Approval

The subject property is occupied by an existing commercial retail center with ingress/egress on Potranco Road and South Ellison Drive. The property is adjacent to C-2 zoning to the north, south and west, R-6 zoning farther to the south and C-3, C-2 and R-6 zoning to the east. The surrounding land uses consist of a pharmacy and an auto parts retail store to the north; a church to the south; a variety of commercial uses to the west and residential dwellings and a pharmacy to the east. The subject property was previously zoned Temporary R-1 Single-Family Residence District. In a 1997 City-initiated large-area rezoning case, the property was rezoned to B-2 Business District and B-3R Restrictive Business District. Upon the adoption of the 2001 Unified Development Code, the previous zoning districts converted to the current C-2 Commercial District and C-3R General Commercial Restrictive Alcoholic Sales District.

The applicant is requesting a zoning change in order to allow alcohol sales in the existing restaurant within the multi-tenant building. Staff finds the request to be an appropriate down-zoning of the subject property. A significant amount of C-2 zoning exists within the vicinity of the subject property. The proposed zone change of the property is consistent and compatible with the current development trends along Potranco Road. Rezoning to C-2 would allow alcohol sales in conjunction with food sales, but would not allow by-right bar or nightclub uses.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2009-140

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03667 - Block 069 - Lot 5

Legend

- Subject Property (0.193 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT

(TEXT)



Planning & Development Services Dept
City of San Antonio
(09/02/2009 - E Hart)

CASE NO: Z2009140

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Council District: 5

Ferguson Map: 615 E3

Applicant Name:

Owner Name:

Clay Gruesbeck, M.D.

Clay Gruesbeck Jr. & Jeffery Miller

Zoning Request: From "R-4" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 5, Block 69, NCB 3667

323 NW 24th Street

On the southwest corner of West Salinas and NW 24th Street

Proposal: To allow a non-commercial parking lot.

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

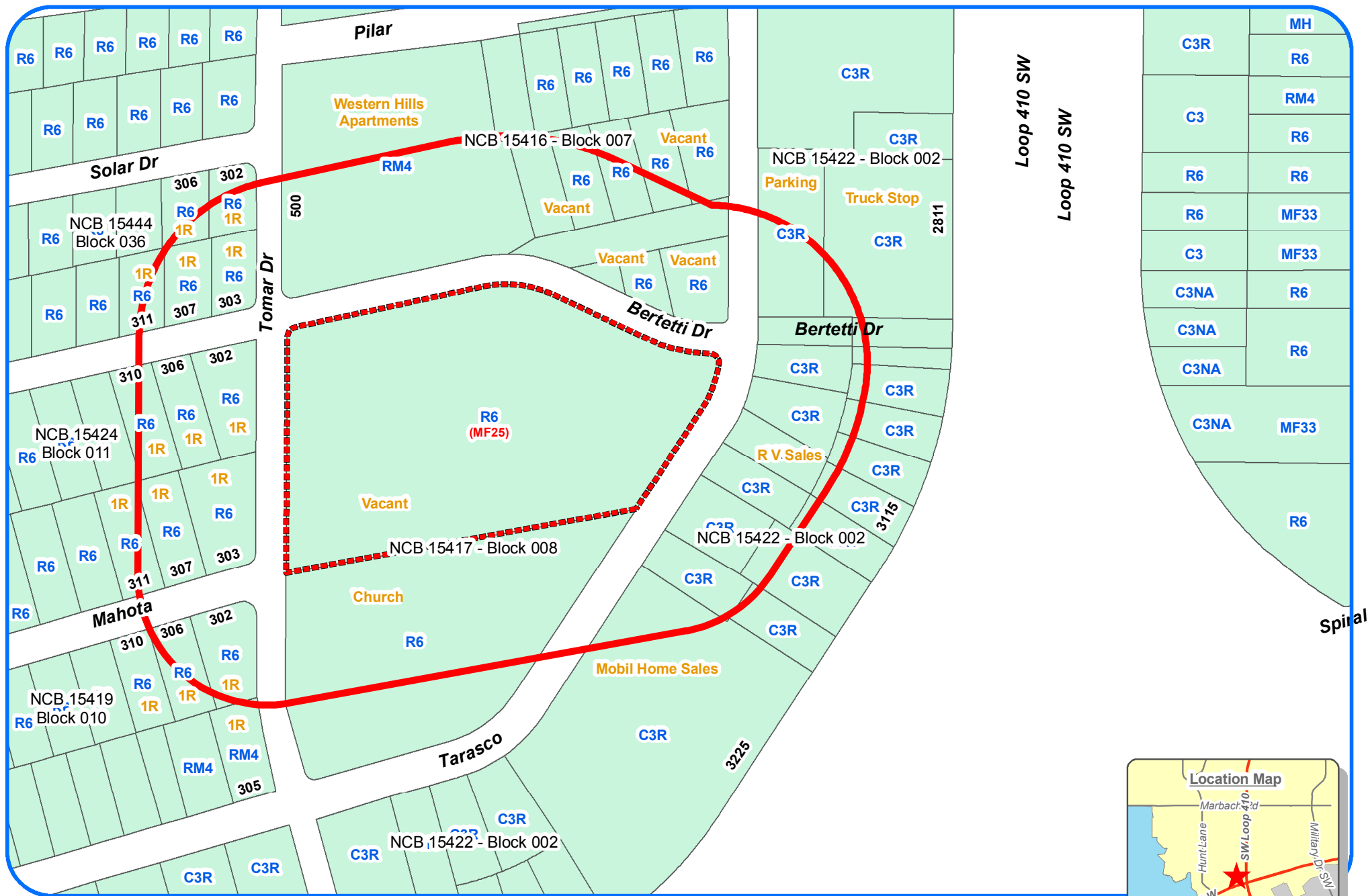
Denial of C-2 with an alternate recommendation of O-1

The subject property is currently utilized as a parking lot for an adjoining medical and dental office facility. The property is adjacent to R-4 zoning to the north, south and west and C-2 zoning to the east. The surrounding land uses consist of residential dwellings to the north, south and west and the Gruesbeck Medical Clinic to the east.

The applicant is requesting a zoning change in order to bring an existing parking lot use into compliance. The requested C-2 zoning would not be compatible with the surrounding zoning districts and current uses along West Salinas. Single-family dwellings exist to the north, south and west of the subject property. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. Given the uses permitted within the requested zoning district and the adjacent single-family residences, C-2 would be too intense at this location.

As an alternate recommendation, staff suggests the O-1 district as the most appropriate zoning for this property. The O-1 Office District would limit the potential commercial impact on the established residential neighborhood. It would also serve as a suitable buffer between the existing commercially zoned lot and the established residential dwellings. An O-1 office designation would be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than would C-2. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2009-141

Subject Property Legal Description(s): NCB 15417 - Block 008 - Lot 21

Scale: 1" approx. = 200 Feet
Council District 4

Legend

Subject Property (4.990 Acres)
200' Notification Buffer
Current Zoning **TEXT**
Requested Zoning Change **(TEXT)**
100-Year FEMA Floodplain



Planning & Development Services Dept.
City of San Antonio
(08/13/2009 - E Hart)

CASE NO: Z2009141

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Council District: 4

Ferguson Map: 647 C1

Applicant Name:

Owner Name:

Christ Temple Church (Harold J. China)

Christ Temple Church (Harold J. China)

Zoning Request: From "R-6" Residential Single-Family District to "MF-25" Multi Family District.

Property Location: 4.990 acres out of Lot 21, Block 8, NCB 15417

200 Block of Bertetti Drive

South side of Bertetti Drive between Tomar Drive and Tarasco Drive

Proposal: To allow for a Skilled Nursing Facility

Neigh. Assoc. Rainbow Hills Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The 4.990 acre site is located in west San Antonio, on the south side of Bertetti Drive between Tomar Drive and Tarasco Drive in close proximity to the intersection of Southwest Loop 410 and Highway 90 West. The site is currently undeveloped and was annexed in December of 1993. The parcel was zoned Temporary "R-1" Single-Family Residence District at annexation. In July of 1994, the parcel was part of a large area rezoning that change the zoning to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the existing "R-6" Residential Single-Family District zoning converted from the previous "R-1" Single Family Residence District. Surrounding zoning includes "R-6" Residential Single-Family District to the south and across Tomar Drive to the west. Properties to the north across Bertetti Drive are zoned "R-6" Residential Single-Family District and "RM-4" Residential Mixed District; with "C-3R" General Commercial District, Restrictive Alcoholic Sales across Tarasco Drive to the east. The surrounding land uses consist of a church to the south and single-family dwellings to the west across Tomar Drive. Two-family dwellings and vacant land are located across Bertetti Drive to the north; with commercial uses across Tarasco Drive to the east.

The applicant has applied for "MF-25" zoning in order to allow for a skilled nursing facility. The facility will be engaged in providing skilled nursing care and related services for residents who require full time medical or nursing care, and rehabilitation services for the rehabilitation of injured, disabled, or sick persons. The proposed facility will provide much needed services to the community. Staff finds the requested zoning to be appropriate for the location. The proposed re-use of the existing vacant property would be a substantial improvement to the current conditions of the neighborhood and the surrounding area. The MF-25 Multi-Family District is considered an appropriate buffer between commercial and residential districts. Additionally, "MF-25" zoning is recommended at the periphery of single-family residential neighborhoods, with access to transportation services. The 4.990 acre site is located on Bertetti Drive, a local access street, near Southwest Loop 410 and Highway 90 West.

CASE MANAGER : Pedro Vega 207-7980

BERTETTI DRIVE

TOMAR DRIVE

DETENTION
POND

20 - CARS

8 - CARS

3- H.C. CARS

PORTA
COCHERE

7 - CARS

COURTYARD

12 - CARS

12 - CARS

7 - CARS

LOADING

6 - CARS

6 - CARS

PRIVATE DRIVE

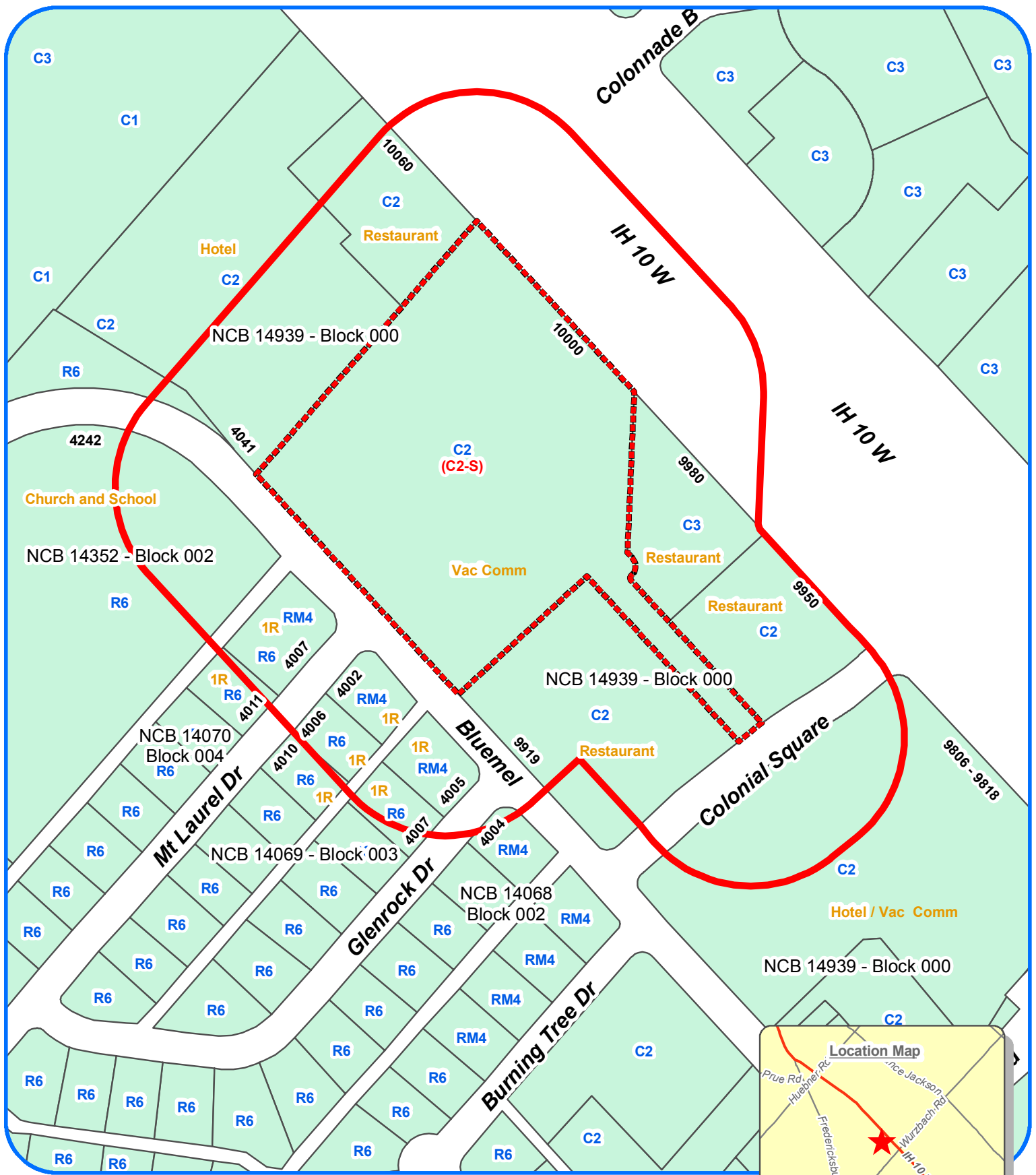
TARASCO DRIVE

1-WAY SIGN



1 SITE PLAN
1" = 20'-0"





Zoning Case Notification Plan

Case Z-2009-148 S

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 5.926 acres out of NCB 14939

Legend

- Subject Property (5.926 Acres) -----
- 200' Notification Buffer —————
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(08/31/2009 - E Hart)

CASE NO: Z2009148 S

Final Staff Recommendation - Zoning Commission

Date: September 15, 2009

Council District: 8

Ferguson Map: 549 B5

Applicant Name:

Owner Name:

Jerry Arredondo

Colonial Citizens Associates, L. P. c/o Hanover Real Estate Partners

Zoning Request: From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Private University or College.

Property Location: 5.926 acres out of NCB 14939 (Per Deed Volume 14010 Page 1280-1282)

10000 IH 10 West

On the northwest side of Colonial Square between Bluemel to the west and IH 10 to the east.

Proposal: To allow a Private University or College

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

Approval

The subject property is located on the southwest side of IH 10 West, northwest of Colonial Square. The subject property is 5.926 acres and is occupied by a commercial building that measures 258,138 square feet, which was constructed in 1981. The property is adjacent to C-2 zoning to the northwest, C-2 and C-3 zoning to the southwest and southeast, RM-4 and R-6 zoning to the west and southwest. The surrounding land uses consist of residential dwellings to the southwest and commercial uses to the southeast and northwest, and IH 10 West to the northeast.

The applicant is requesting this rezoning in order to lease space for the Art Institute of San Antonio, a private university/college, which requires a Specific Use Authorization in C-2 zoning districts. The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

Staff finds the request for this Specific Use Authorization to be appropriate given the subject property's location along a major arterial, IH-10 West (a Freeway). Further, the base zoning district for the subject property will remain C-2 Commercial District, which already permits a variety of other uses and does not limit building size. A significant amount of C-2 and C-3 zoning exists within the vicinity of the subject property. Therefore, the requested Specific Use Authorization would be appropriate at this location and would not be out of character with the neighboring properties.

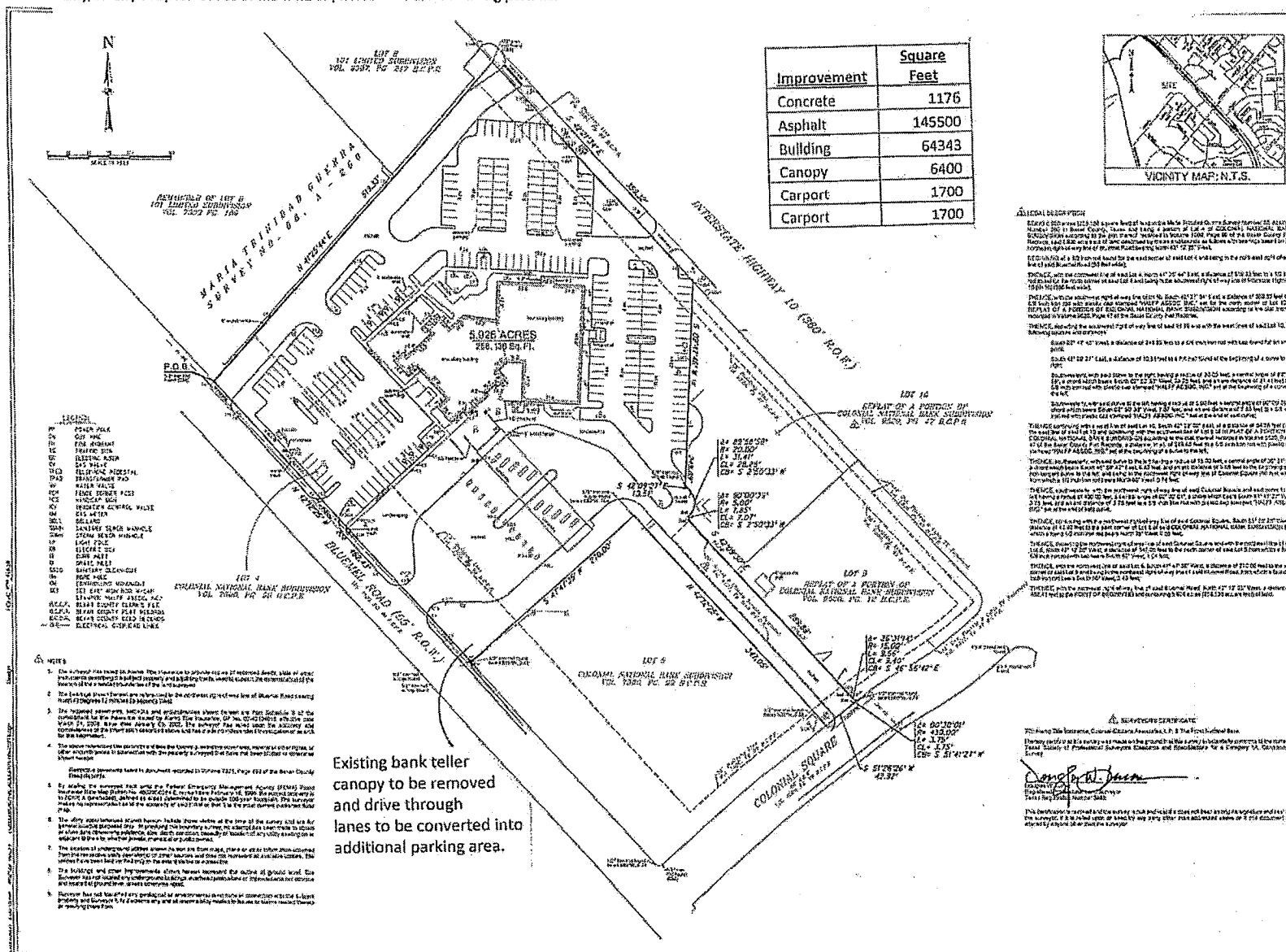
City Council has requested that this case be expedited. It is scheduled to be considered by City Council on October 1, 2009.

CASE NO: Z2009148 S

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Brenda Valadez 207-7945

"I, William Caulfield, an officer of Colonial-Citizens Associates LP, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.



BOUNDARY & IMPROVEMENT SURVEY
OF A 5976 ACR TRACT OF LAND
LOCATED IN THE
MARIA TRUJANO GUERRA SURVEY NO. 48, A-280
SAN ANTONIO, BEXAR COUNTY, TEXAS

HALFF
 1000 WEST 10TH AVE., SUITE 200
 DENVER, COLORADO 80202
 303.733.1144
 414.761.1234 FAX

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